



VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA
Tuesday, August 18, 2026 at 7:30 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations
 - a. Presentation and Discussion - Review of 2027 Draft Budget, with Possible Discussion and Action
 - b. 2026 Financial Management Plan Workshop #1 - Governmental Funds and Capital Project Financing - Ehlers Financial Advisors, with Possible Discussion and Action
 - c. Update and Discussion Regarding the Proposed Countywide Emergency Medical Services (EMS) System
4. Public Hearings
 - a. Ordinance #26-08 - Rezoning of Parcel V3_053300D from Planned Unit Development District (PUD) to R-6 Mixed Residential District
5. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
6. Consent Agenda
 - a. Approval of Minutes for the Village Board Meeting of July 14, 2026, and Special Village Board Meeting of July 21, 2026
 - b. Approval of Additional Poll Workers/Election Inspectors for 2026-2027 Term
 - c. State Municipal Project Agreement - Wisconsin Department of Transportation - Jackson Drive Project 2027
 - d. WE Energies Easement Agreement for the Relocation of Utilities on Eagle Drive
 - e. Ordinance #26-09 - Creating Secs. 42-170 through 42-179 of Municipal Code Regulating Operation of Minibikes and Other Unlicensed Motor Vehicles
 - f. Ordinance #26-10 - Creating Secs. 42-180 through 42-191 of the Municipal Code of the Village of Jackson Regulating the Operation of Electric Bicycles
7. Budget and Finance Committee
 - a. Pay Request #2 – 2026 Street Improvement Projects - Eagle Drive, Hawthorn Drive, Aspen Drive, and Linden Drive - Vinton Construction in the amount of \$239,438.64
 - b. Pay Request #2 - Final - 2026 Wastewater Treatment Plant Fill Removal Project – BMCI Construction in the amount of \$6,252.75

- c. Review of Bids - 2026 Streetlight Improvement Project - Ridgeway Drive, Chestnut Court, and Hickory Lane
 - d. Review Design and Engineering Services Proposals - 2027 Street Improvement Projects - Jackson Drive and Georgetown Drive
 - e. Change Order #1 - Cedar Creek Dog Park Project - Lowe Underground, Inc in the amount of \$5,088
 - f. Pay Request #4 - Cedar Creek Dog Park Project - Lowe Underground, Inc. in the amount of \$43,996.63
 - g. Amendment #2 - Cedar Creek Dog Park Project - MSA Professional Services, Inc. in an amount not to exceed \$25,000
- 8. Plan Commission
 - a. Ordinance #26-08 - Rezoning of Parcel V3_053300D from Planned Unit Development District (PUD) to R-6 Mixed Residential District
 - 9. West Bend School District
 - 10. Washington County Board Report
 - 11. Greater Jackson Business Alliance
 - 12. Mid-Moraine Municipal Association Report
 - 13. Closed Session Pursuant to Wis. Stats. 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session" and §19.85(1)(c) "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility".

The closed session is for the following purposes:

 - a. To Discuss Development Agreement with West Bend School District
 - b. 2026 Village Administrator Performance Review
 - 14. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session
 - 15. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.



MEMO

TO: Brian Heckendorf, Village President; Board of Trustees

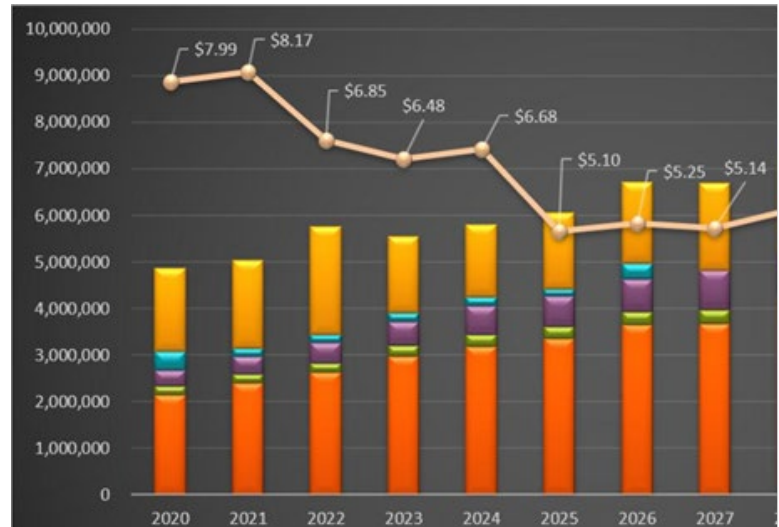
FROM: Jen Heidtke, Village Administrator

RE: Draft 2027 Budget Review

DATE: August 14, 2026

Attached you will find the proposed 2027 Village of Jackson Budget. Levy Limit restrictions paired with Financial Management Planning in the past 3 years as well as discussions yet to occur in 2026 will serve as additional guidance to Staff in the budgeting process. The proposed budget as drafted provides for a mill rate

of \$5.14 per one-thousand in home value and is expected to impact a sample tax bill by a decrease of 2.06%. With a decrease as drafted, the mill rate is the second lowest tax rate of the Village compared to the last six year trend analysis – graphic below to be reviewed with Ehlers and the Financial Management Plan presentation following this item on the agenda.



A 2027 tax levy decrease in the amount of \$24,160 is the result of a projection of increased non-levy revenues, increased operational expenses, increased debt levy and removal of capital levy. Increased expenses to the budget were driven by the need to fund the additional firefighter/paramedic position and other annual increases to existing expenses. The proposed increase to the levy does not include additional funds for capital projects requiring cash investment (approx. \$315,500) for the Clerk's Department, Police Department, Public Works Department, and Parks Department. A second budget review will occur on October 13, 2027 with the Board, which will incorporate finalized assessment information, TID reports, contingency for future expenditure restraint program eligibility, and finalized 2027 state shared revenue figures. Therefore, the attached budget book and summary below is subject to change.

Tax Levy Summary – 2027 Proposed Budget as of 8/14/2026

	<u>Budget '26</u>	<u>Budget '27</u>	<u>Change</u>
GENERAL	4,640,296	4,816,730	176,434
DEBT SERVICE	1,754,776	1,875,291	120,525
CAPITAL PROJECTS	321,119	0	(321,119)
	<u>6,063,961</u>	<u>6,479,333</u>	<u>(24,160)</u>



The General Fund levy supports Administration, Police, Public Works, Building Inspection, Emergency Govt. and Village Board functions. Debt Service Fund is supported partially by the property tax levy, as well as transfers of revenues from TIDs, JFD, and Police and Fire Impact Fees. The Recreation Fund and Fire and Rescue Fund are Special Revenue Funds making them partially reliant upon the property tax levy, but majority of operations are funded via department generated revenue. The Hotel/Motel Fund receives Room Tax. Utilities are funded through user fees. The Park Fund receives Park Impact Fees paid for by permits for new homes.

Potential Motion:

No Action - recommend reviewing budget with Board and Staff then deferring General Fund and Capital Project direction during the Financial Management Plan discussion.

Attachments:

1. General Fund
 - a. 100 Accounts - Administration, Police, Public Works (Streets, Parks, Garbage and Recycling), Building Inspection, Emergency Govt. and Village Board
2. Hotel/Motel
 - a. 150 Accounts – Hotel/Motel
3. Utility Funds – Enterprise Fund
 - a. 200 Accounts – Water Utility
 - b. 300 Accounts – Sewer Utility
4. ARPA Fund
 - a. 450 Accounts - ARPA Projects
5. Recreation Fund – Special Revenue Fund
 - a. 500 Accounts – Recreation
6. Capital Projects and TID Funds
 - a. 600 Accounts – Capital Projects
 - b. 640 Accounts – TID 4
 - c. 650 Accounts – TID 5
 - d. 660 Accounts – TID 6
 - e. 670 Accounts – TID 7
7. Debt Service Fund
 - a. 700 Accounts – Debt Service
8. Park Fund
 - a. 800 Accounts – Park Impact Fee Projects
9. Fire and Rescue Fund – Special Revenue Fund
 - a. 900 Accounts – Fire and Rescue

Description	FY26 YTD							
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
GENERAL PROPERTY TAXES	\$ 4,267,404.00	\$ 4,267,404.02	\$ 4,640,295.54	\$ -	\$ 4,640,295.54	\$ 4,816,730.00	\$ 176,434.46	4%
CHARGEBACK TAXES	\$ -	\$ 497.67	\$ -	\$ 54.29	\$ 54.29	\$ -	\$ -	
OMITTED TAXES	\$ -	\$ 2,750.00	\$ -	\$ (428.96)	\$ -	\$ -	\$ -	
AG VALUE PENALTY REVENUES	\$ -	\$ 10,425.50	\$ -	\$ -	\$ -	\$ -	\$ -	
MOBILE HOME PARKING FEES	\$ 120,000.00	\$ 91,080.16	\$ 90,000.00	\$ 57,067.73	\$ 98,400.00	\$ 90,000.00	\$ -	0%
LOTTERY & GAMING CREDIT	\$ -	\$ 30,021.58	\$ 30,000.00	\$ 28,801.90	\$ 28,801.90	\$ 28,000.00	\$ (2,000.00)	-7%
TAXES FROM UTILITIES	\$ 169,000.00	\$ 231,181.00	\$ 160,000.00	\$ -	\$ 281,000.00	\$ 281,000.00	\$ 121,000.00	76%
INTEREST ON TAXES	\$ -	\$ 177.10	\$ -	\$ 892.92	\$ -	\$ -	\$ -	
SHARED TAXES FROM STATE	\$ 269,223.25	\$ 477,995.81	\$ 230,507.89	\$ -	\$ 230,507.89	\$ 230,507.89	\$ -	0%
STATE PERSONAL PROPERTY AID	\$ 72,223.68	\$ 72,223.68	\$ 92,563.60	\$ 92,563.60	\$ 92,563.60	\$ 72,223.68	\$ (20,339.92)	-22%
STATE VIDEO SERVICE AID	\$ 19,431.04	\$ 19,431.04	\$ 19,431.01	\$ -	\$ 19,431.01	\$ 19,431.01	\$ -	0%
STATE AIDS-EXEMPT COMPUTER	\$ 20,689.13	\$ 20,689.13	\$ 20,689.13	\$ -	\$ 20,689.13	\$ 20,689.13	\$ -	0%
STATE RECYCLING GRANTS	\$ 10,583.80	\$ 10,576.74	\$ 10,576.74	\$ 10,576.41	\$ 10,576.41	\$ 10,576.41	\$ (0.33)	0%
POLICE - STATE AID	\$ 10,000.00	\$ 5,698.75	\$ 10,000.00	\$ 540.00	\$ 10,000.00	\$ 10,000.00	\$ -	0%
POLICE - GRANT REVENUE	\$ -	\$ 1,064.48	\$ -	\$ 1,049.49	\$ -	\$ -	\$ -	
STATE AID - IN LIEU OF TAXES	\$ 457.95	\$ 447.29	\$ 440.00	\$ 470.20	\$ 470.20	\$ 470.20	\$ 30.20	7%
STATE TRANSPORTATION AIDS	\$ 356,146.94	\$ 356,146.94	\$ 409,568.97	\$ 204,784.48	\$ 409,568.96	\$ 409,568.96	\$ (0.01)	0%
SUPPLEMENTAL MUNICIPAL AID	\$ 208,182.82	\$ -	\$ 215,261.92	\$ -	\$ 215,261.92	\$ 215,261.92	\$ -	0%
LIQUOR LICENSE	\$ 4,200.00	\$ 4,332.00	\$ 4,200.00	\$ 4,237.00	\$ 4,237.00	\$ 4,200.00	\$ -	0%
GENERAL - GRANT REVENUES	\$ -	\$ 75,906.20	\$ -	\$ 74,000.00	\$ 74,000.00	\$ -	\$ -	
HOTEL / MOTEL LICENSE	\$ 286.00	\$ 286.00	\$ 300.00	\$ 293.00	\$ 300.00	\$ 300.00	\$ -	0%
OPERATORS LICENSE	\$ 3,000.00	\$ 2,607.00	\$ 2,800.00	\$ 1,964.00	\$ 2,200.00	\$ 2,200.00	\$ (600.00)	-21%
CIGARETTE LICENSE	\$ 434.00	\$ 441.00	\$ 455.00	\$ 376.00	\$ 441.00	\$ 440.00	\$ (15.00)	-3%
VIDEO FRANCHISE FEES	\$ 68,000.00	\$ 60,402.78	\$ 68,000.00	\$ 13,847.02	\$ 53,948.00	\$ 50,000.00	\$ (18,000.00)	-26%
DOG LICENSE	\$ 4,250.00	\$ 5,945.00	\$ 4,250.00	\$ 4,320.00	\$ 5,000.00	\$ 4,250.00	\$ -	0%
CAT LICENSE	\$ 500.00	\$ 710.00	\$ 500.00	\$ 612.00	\$ 650.00	\$ 500.00	\$ -	0%
GENERAL - OTHER LICENSES	\$ 1,500.00	\$ 3,830.00	\$ 1,500.00	\$ 1,636.00	\$ 2,100.00	\$ 1,500.00	\$ -	0%
BLDG INSP - PERMITS	\$ 275,000.00	\$ 295,474.46	\$ 200,000.00	\$ 156,593.75	\$ 230,000.00	\$ 200,000.00	\$ -	0%
BLDG INSP - WI INSPECT SEALS	\$ 1,750.00	\$ 3,510.00	\$ 1,800.00	\$ 1,030.00	\$ 1,800.00	\$ 1,500.00	\$ (300.00)	-17%
BLDG INSP - ADDRESS/FIRE #	\$ 2,000.00	\$ 3,449.00	\$ 2,000.00	\$ 1,235.00	\$ 1,200.00	\$ 2,000.00	\$ -	0%
BLDG INSP - EROSION PERMITS	\$ 5,000.00	\$ 13,260.00	\$ 5,000.00	\$ 6,200.00	\$ 8,000.00	\$ 5,000.00	\$ -	0%
BLDG INSP - CONTRACT SERVICES	\$ 29,302.07	\$ -	\$ 35,456.32	\$ -	\$ 1,376.00	\$ -	\$ (35,456.32)	-100%
PUBLICATION FEES	\$ 170.00	\$ 6.68	\$ 200.00	\$ 88.00	\$ 88.00	\$ 77.00	\$ (123.00)	-62%

Description	FY26 YTD								Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)		
POLICE - STATE RECYCLING GRANT	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	
POLICE - COURT PENALTIES	\$ 55,000.00	\$ 28,386.87	\$ 42,558.00	\$ 9,291.36	\$ 42,558.00	\$ 42,558.00	\$ -	\$ -	0%
POLICE - SALE OF PROPERTY	\$ 4,000.00	\$ 338.99	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	0%
POLICE - ACCIDENT REPORTS	\$ 250.00	\$ 323.77	\$ 300.00	\$ 290.15	\$ 500.00	\$ 500.00	\$ 200.00	\$ 200.00	67%
POLICE - OWI TESTS/FINGERPRINT	\$ 2,500.00	\$ 1,811.52	\$ 2,500.00	\$ 972.50	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	0%
POLICE - PARKING FINES	\$ 4,500.00	\$ 2,487.00	\$ 4,500.00	\$ 4,613.00	\$ 5,000.00	\$ 10,000.00	\$ 5,500.00	\$ 5,500.00	122%
POLICE - DONATIONS	\$ -	\$ 11,086.68	\$ -	\$ 8,534.25	\$ -	\$ -	\$ -	\$ -	
POLICE - K-9 DONATIONS	\$ -	\$ 9,446.88	\$ -	\$ 1,550.00	\$ -	\$ -	\$ -	\$ -	
POLICE - WARRANT FEES	\$ 200.00	\$ (941.00)	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	0%
POLICE - DVDS	\$ 100.00	\$ 204.32	\$ 100.00	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ -	0%
FD & PD FUNDRAISER	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	
POLICE - MISCELLANEOUS REVENUE	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
GENERAL - ADMIN FEES	\$ 5,000.00	\$ 13,650.33	\$ 10,608.00	\$ 8,948.00	\$ 10,000.00	\$ 10,000.00	\$ (608.00)	\$ (608.00)	-6%
PUBLIC WORKS REVENUE	\$ 100.00	\$ 23.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RECYCLING REVENUE	\$ -	\$ 2,849.26	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	0%
PARKS - DOG PARK DONATIONS		\$ -		\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	
STREET OPENING PERMITS	\$ 1,000.00	\$ 5,700.00	\$ 2,000.00	\$ 26,500.00	\$ 27,000.00	\$ 7,500.00	\$ 5,500.00	\$ 5,500.00	275%
PLANNING / ZONING FEES	\$ 3,500.00	\$ 3,975.00	\$ 2,000.00	\$ 2,900.00	\$ 3,200.00	\$ 2,000.00	\$ -	\$ -	0%
NSF CHARGES	\$ 400.00	\$ 40.00	\$ -	\$ 80.00	\$ 80.00	\$ -	\$ -	\$ -	
SPECIAL ASSESSMENTS	\$ -	\$ 11,816.13	\$ -	\$ 4,279.78	\$ 4,279.78	\$ -	\$ -	\$ -	
AURORA HEALTH CARE PAYMENT	\$ 30,000.00	\$ 25,179.84	\$ 22,500.00	\$ 25,918.13	\$ 25,918.13	\$ 25,000.00	\$ 2,500.00	\$ 2,500.00	11%
INTEREST ON TEMP INVESTMENTS	\$ 38,316.60	\$ 281,490.61	\$ 50,000.00	\$ 106,253.47	\$ 196,253.47	\$ 50,000.00	\$ -	\$ -	0%
INSURANCE DIVIDENDS	\$ 7,000.00	\$ 33,901.00	\$ 25,500.00	\$ 28,161.00	\$ 28,161.00	\$ 25,500.00	\$ -	\$ -	0%
VERIZON LEASE	\$ 29,284.99	\$ 29,284.99	\$ 29,284.99	\$ 29,284.99	\$ 29,284.99	\$ 32,213.49	\$ 2,928.50	\$ 2,928.50	10%
U.S. CELLULAR LEASE	\$ 39,952.46	\$ 40,493.72	\$ 40,493.72	\$ 40,493.72	\$ 40,493.72	\$ 40,493.72	\$ -	\$ -	0%
MISCELLANEOUS REVENUES	\$ -	\$ (1,356.59)	\$ -	\$ 249.99	\$ 249.99	\$ -	\$ -	\$ -	
FUND BALANCE APPLIED	\$ 140,000.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	
LEASE PROCEEDS	\$ -	\$ 49,977.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
GENERAL FUND - REVENUES	\$ 6,279,838.73	\$ 6,618,170.53	\$ 6,492,140.83	\$ 1,001,624.17	\$ 6,862,539.93	\$ 6,728,791.41	\$ 236,650.58	\$ 236,650.58	4%

Description	FY26 YTD								
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
VILLAGE BOARD - WAGES	\$ 31,450.00	\$ 31,450.00	\$ 37,000.00	\$ -	\$ 37,000.00	\$ 37,000.00	\$ -	0%	
APPOINTED COMMITTEE - WAGES	\$ 4,000.00	\$ 2,790.00	\$ 3,500.00	\$ -	\$ 2,800.00	\$ 3,500.00	\$ -	0%	
VILLAGE BOARD - WRS	\$ 650.00	\$ 637.93	\$ 740.00	\$ -	\$ 246.67	\$ -	\$ (740.00)	-100%	
APPOINTED COMMITTEE - WRS	\$ 100.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -		
VILLAGE BOARD - SOC SEC	\$ 1,949.90	\$ 1,949.90	\$ 2,294.00	\$ -	\$ 2,294.00	\$ 2,294.00	\$ -	0%	
APPOINTED COMMITTEE - SOC SEC	\$ 248.00	\$ 200.88	\$ 198.40	\$ -	\$ 173.60	\$ 217.00	\$ 18.60	9%	
VILLAGE BOARD - MEDICARE	\$ 456.03	\$ 456.06	\$ 536.50	\$ -	\$ 536.50	\$ 536.50	\$ -	0%	
APPOINTED COMMITTEE - MEDICARE	\$ 58.00	\$ 47.10	\$ 46.40	\$ -	\$ 40.60	\$ 50.75	\$ 4.35	9%	
VILLAGE BOARD-OFFICE EXPENSES	\$ 500.00	\$ 109.99	\$ 500.00	\$ 86.99	\$ 500.00	\$ 500.00	\$ -	0%	
VILLAGE BOARD-EDUC/TRAVEL/DUES	\$ 6,000.00	\$ 5,623.45	\$ 6,200.00	\$ 5,516.17	\$ 6,500.00	\$ 6,500.00	\$ 300.00	5%	
ADMIN - PROFESSIONAL SERVICES	\$ 65,000.00	\$ 27,111.01	\$ 65,000.00	\$ 28,844.63	\$ 56,000.00	\$ 65,000.00	\$ -	0%	
ADMIN - DOG LICENSE	\$ 2,200.00	\$ 1,844.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 2,200.00	\$ -	0%	
ADMIN - CAT LICENSE	\$ 100.00	\$ 114.65	\$ 100.00	\$ -	\$ 150.00	\$ 150.00	\$ 50.00	50%	
ADMINISTRATIVE WAGES	\$ 105,400.00	\$ 105,786.92	\$ 102,175.98	\$ 51,133.78	\$ 102,175.98	\$ 98,000.00	\$ (4,175.98)	-4%	
TREASURER DEPARTMENT WAGES	\$ 108,122.44	\$ 105,042.43	\$ 123,441.34	\$ 63,450.72	\$ 123,441.34	\$ 118,982.41	\$ (4,458.93)	-4%	
CLERK DEPARTMENT WAGES	\$ 105,230.77	\$ 112,380.36	\$ 90,344.74	\$ 42,809.71	\$ 90,344.74	\$ 135,057.36	\$ 44,712.62	49%	
ADMISTRATIVE - HEALTH & LIFE	\$ 10,319.16	\$ 9,248.32	\$ 10,171.82	\$ 5,259.50	\$ 10,171.82	\$ 9,708.05	\$ (463.77)	-5%	
TREASURER DEPT - HEALTH & LIFE	\$ 30,252.66	\$ 27,565.44	\$ 47,759.56	\$ 18,160.02	\$ 47,759.56	\$ 46,643.88	\$ (1,115.68)	-2%	
CLERK DEPT - HEALTH & LIFE	\$ 49,103.16	\$ 54,432.84	\$ 40,105.32	\$ 15,336.30	\$ 40,105.32	\$ 34,927.92	\$ (5,177.40)	-13%	
ADMINISTRATIVE - WRS	\$ 8,618.00	\$ 8,768.06	\$ 8,736.05	\$ 4,360.49	\$ 8,736.05	\$ 8,120.00	\$ (616.05)	-7%	
TREASURER DEPT - WRS	\$ 5,689.73	\$ 5,779.85	\$ 8,887.78	\$ 4,390.22	\$ 8,887.78	\$ 8,626.25	\$ (261.53)	-3%	
CLERK DEPT - WRS	\$ 7,479.82	\$ 8,394.87	\$ 6,504.82	\$ 3,290.06	\$ 6,504.82	\$ 9,791.66	\$ 3,286.84	51%	
ADMINISTRATIVE -SOC SECURITY	\$ 7,688.00	\$ 8,080.54	\$ 7,522.71	\$ 3,703.42	\$ 7,522.71	\$ 6,944.00	\$ (578.71)	-8%	
TREASURER DEPT-SOCIAL SECURITY	\$ 6,426.30	\$ 6,196.27	\$ 7,653.36	\$ 3,763.75	\$ 7,653.36	\$ 7,376.93	\$ (276.43)	-4%	
CLERK DEPT - SOCIAL SECURITY	\$ 6,672.65	\$ 5,676.55	\$ 5,601.37	\$ 2,573.07	\$ 5,601.37	\$ 8,373.56	\$ 2,772.19	49%	
ADMINISTRATIVE - MEDICARE	\$ 1,798.00	\$ 1,889.80	\$ 1,759.34	\$ 866.13	\$ 1,759.34	\$ 1,624.00	\$ (135.34)	-8%	
TREASURER DEPT - MEDICARE	\$ 1,502.93	\$ 1,449.11	\$ 1,789.90	\$ 880.23	\$ 1,789.90	\$ 1,725.25	\$ (64.65)	-4%	
CLERK DEPT - MEDICARE	\$ 1,560.54	\$ 1,327.58	\$ 1,310.00	\$ 601.78	\$ 1,310.00	\$ 1,958.33	\$ 648.33	49%	
ADMINISTRATIVE- MEDICAL REIMB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TREASURER DEPT - MEDICAL REIMB	\$ 550.00	\$ 500.61	\$ 850.00	\$ 426.16	\$ 850.00	\$ 850.00	\$ -	0%	
CLERK DEPT - MEDICAL REIMB	\$ 900.00	\$ 992.94	\$ 720.00	\$ 249.99	\$ 720.00	\$ 500.00	\$ (220.00)	-31%	
ADMIN - OFFICE SUPPLIES	\$ 2,000.00	\$ 1,371.44	\$ 2,000.00	\$ 824.21	\$ 2,000.00	\$ 2,000.00	\$ -	0%	
ADMIN - PRINTING / PUBLISHING	\$ 8,250.00	\$ 6,187.58	\$ 9,250.00	\$ 6,984.26	\$ 10,000.00	\$ 9,250.00	\$ -	0%	
ADMIN - TELEPHONE / INTERNET	\$ 3,000.00	\$ 2,916.63	\$ 3,000.00	\$ 2,217.02	\$ 3,400.00	\$ 3,000.00	\$ -	0%	
ADMIN - POSTAGE	\$ 2,700.00	\$ 4,323.32	\$ 2,900.00	\$ 2,358.76	\$ 2,900.00	\$ 3,200.00	\$ 300.00	10%	
ADMINISTRATOR-EDUC/TRAVEL/DUES	\$ 5,000.00	\$ 3,150.18	\$ 5,100.00	\$ 1,690.69	\$ 3,000.00	\$ 5,100.00	\$ -	0%	
TREASURER - EDUC/TRAVEL/DUES	\$ 3,500.00	\$ 1,911.22	\$ 3,000.00	\$ 1,000.58	\$ 2,000.00	\$ 3,200.00	\$ 200.00	7%	
CLERK - EDUC/TRAVEL/DUES	\$ 3,000.00	\$ 2,193.69	\$ 3,200.00	\$ 653.50	\$ 2,000.00	\$ 3,200.00	\$ -	0%	
ADMIN - TASC	\$ 2,000.00	\$ 2,615.75	\$ 2,500.00	\$ 1,989.68	\$ 2,500.00	\$ 2,500.00	\$ -	0%	
ADMIN - COPIER/SHREDDER	\$ 2,800.00	\$ 3,047.08	\$ 3,000.00	\$ 1,723.10	\$ 3,000.00	\$ 3,000.00	\$ -	0%	
ADMIN - COMPUTER SOFTWARE	\$ 25,000.00	\$ 27,834.77	\$ 28,000.00	\$ 27,807.99	\$ 30,000.00	\$ 30,000.00	\$ 2,000.00	7%	
MOBILE HOME PARKING FEES	\$ 40,000.00	\$ 37,756.60	\$ -	\$ 17,396.55	\$ 17,396.55				

Description	FY26 YTD								Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)		
ADMIN - ELECTION - WAGES	\$ 26,337.38	\$ 14,020.49	\$ 58,254.06	\$ 8,216.80	\$ 40,000.00	\$ 14,526.32	\$ (43,727.74)	-75%	
ADMIN - ELECTION - HEALTH/LIFE	\$ -	\$ -	\$ 15,596.52	\$ -	\$ -	\$ -	\$ (15,596.52)	-100%	
ADMIN - ELECTION - WRS	\$ -	\$ -	\$ 2,616.05	\$ -	\$ -	\$ 432.42	\$ (2,183.63)	-83%	
ADMIN - ELECTION- SOC SECURITY	\$ 930.00	\$ 782.38	\$ 3,611.75	\$ 480.73	\$ 2,480.00	\$ 900.63	\$ (2,711.12)	-75%	
ADMIN - ELECTION - MEDICARE	\$ 217.50	\$ 183.01	\$ 844.68	\$ 112.47	\$ 580.00	\$ 210.63	\$ (634.05)	-75%	
ADMIN - ELECTION - MED REIMBUR	\$ -	\$ -	\$ 280.00	\$ -	\$ -	\$ -	\$ (280.00)	-100%	
ADMIN - ELECTION POSTAGE	\$ 4,000.00	\$ 1,050.04	\$ 5,000.00	\$ 1,114.83	\$ 3,500.00	\$ 4,000.00	\$ (1,000.00)	-20%	
ADMIN - ELECTION SUPPLIES	\$ 5,000.00	\$ 2,834.20	\$ 5,000.00	\$ 585.64	\$ 4,000.00	\$ 4,000.00	\$ (1,000.00)	-20%	
ADMIN - ELECTION MEALS	\$ 1,000.00	\$ 466.34	\$ 1,800.00	\$ 250.00	\$ 1,500.00	\$ 1,800.00	\$ -	0%	
ADMIN - ELECTION LEGAL ADS	\$ 1,000.00	\$ 194.93	\$ 1,000.00	\$ 52.00	\$ 500.00	\$ 1,000.00	\$ -	0%	
ADMIN - AUDIT / ACCOUNTING	\$ 30,000.00	\$ 31,966.00	\$ 30,000.00	\$ 15,925.00	\$ 30,000.00	\$ 35,000.00	\$ 5,000.00	17%	
ADMIN - ASSESSMENT SERVICES	\$ 40,000.00	\$ 36,600.00	\$ 40,000.00	\$ 23,295.03	\$ 40,000.00	\$ 42,500.00	\$ 2,500.00	6%	
ADMIN - COMPUTER EQUIPMENT	\$ 7,000.00	\$ 1,960.98	\$ 7,000.00	\$ 4,352.96	\$ 7,000.00	\$ 7,000.00	\$ -	0%	
ADMIN - WEB SITE	\$ 4,500.00	\$ 42.16	\$ 4,500.00	\$ 7,666.76	\$ 7,666.76	\$ 5,000.00	\$ 500.00	11%	
ADMIN - EMPLOYEE APPRECIATION	\$ 2,000.00	\$ 321.59	\$ 2,000.00	\$ -	\$ 750.00	\$ 2,000.00	\$ -	0%	
ADMIN - BUILDING MAINTENANCE	\$ 7,300.00	\$ 5,082.94	\$ 7,300.00	\$ 1,715.87	\$ 7,300.00	\$ 7,500.00	\$ 200.00	3%	
ADMIN - VEHICLE LEASE/MAINT	\$ 4,000.00	\$ 6,570.12	\$ 4,000.00	\$ 1,642.50	\$ 4,000.00	\$ 4,000.00	\$ -	0%	
ADMIN - JANITORIAL	\$ 12,000.00	\$ 6,878.40	\$ 12,000.00	\$ 6,038.50	\$ 10,000.00	\$ 12,000.00	\$ -	0%	
ADMIN - PHONE SYS MAINT	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 778.00	\$ 1,000.00	\$ -	0%	
ADMIN - WATER/SEWER	\$ 1,300.00	\$ 586.13	\$ 1,300.00	\$ 167.93	\$ 1,100.00	\$ 1,339.00	\$ 39.00	3%	
ADMIN - ELECTRIC/GAS	\$ 17,000.00	\$ 11,804.20	\$ 17,000.00	\$ 5,956.83	\$ 15,000.00	\$ 17,500.00	\$ 500.00	3%	
ADMIN - COMPUTER SRVS	\$ 24,500.00	\$ 21,657.53	\$ 24,500.00	\$ 15,469.00	\$ 22,000.00	\$ 25,000.00	\$ 500.00	2%	
ADMIN - NW BUSINESS PARK SIGN	\$ 1,700.00	\$ 1,143.26	\$ 1,700.00	\$ 510.85	\$ 1,700.00	\$ 1,750.00	\$ 50.00	3%	
ADMIN - PROP & LIABILITY INSUR	\$ 58,000.00	\$ 58,867.78	\$ 58,000.00	\$ 62,008.98	\$ 62,008.98	\$ 65,000.00	\$ 7,000.00	12%	
ADMIN - SALES TAX PAID	\$ 200.00	\$ 112.70	\$ 200.00	\$ 53.54	\$ 225.00	\$ 200.00	\$ -	0%	
CONTINGENCY	\$ 140,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
ADMIN - BANK SERVICE FEES	\$ 300.00	\$ 225.10	\$ -	\$ 80.00	\$ 80.00	\$ -	\$ -		

Description	FY26 YTD								
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
POLICE - PATROL WAGES	\$ 1,368,070.19	\$ 1,316,754.99	\$ 1,480,975.28	\$ 736,262.46	\$ 1,485,171.89	\$ 1,539,017.50	\$ 58,042.22	4%	
POLICE - HEALTH & LIFE INSURAN	\$ 377,957.42	\$ 327,191.83	\$ 407,709.87	\$ 187,889.17	\$ 420,278.05	\$ 387,540.85	\$ (20,169.02)	-5%	
POLICE - WRS	\$ 197,842.34	\$ 196,474.16	\$ 219,805.44	\$ 109,217.81	\$ 237,776.02	\$ 219,779.94	\$ (25.50)	0%	
POLICE - SOCIAL SECURITY	\$ 81,720.35	\$ 76,363.97	\$ 92,080.66	\$ 43,069.73	\$ 92,080.66	\$ 95,419.09	\$ 3,338.43	4%	
POLICE - MEDICARE	\$ 19,112.02	\$ 17,859.22	\$ 21,534.99	\$ 10,072.82	\$ 21,534.99	\$ 22,315.75	\$ 780.76	4%	
POLICE - MEDICAL REIMBURSE	\$ 7,000.00	\$ 6,319.12	\$ 7,500.00	\$ 3,743.12	\$ 7,500.00	\$ 7,500.00	\$ -	0%	
FD & PD FUNDRAISER EXPENSE	\$ -	\$ 29.99	\$ -	\$ 12.39	\$ -	\$ -	\$ -		
POLICE ADMIN - ASST WAGES	\$ 76,219.88	\$ 67,935.31	\$ 78,508.25	\$ 35,034.45	\$ 78,508.25	\$ 83,726.66	\$ 5,218.41	7%	
POLICE ADMIN - HEALTH/LIFE	\$ 27,200.88	\$ 27,260.57	\$ 27,909.34	\$ 13,954.68	\$ 27,909.34	\$ 29,161.63	\$ 1,252.29	4%	
POLICE ADMIN - WRS	\$ 3,881.13	\$ 3,888.53	\$ 4,141.69	\$ 2,071.16	\$ 4,141.69	\$ 4,337.97	\$ 196.28	5%	
POLICE ADMIN - SOCIAL SECURITY	\$ 4,725.63	\$ 3,587.08	\$ 4,867.51	\$ 1,760.77	\$ 4,867.51	\$ 5,191.05	\$ 323.54	7%	
POLICE ADMIN - MEDICARE	\$ 1,105.19	\$ 838.90	\$ 1,138.37	\$ 411.76	\$ 1,138.37	\$ 1,214.04	\$ 75.67	7%	
POLICE ADMIN - MED REIMBURSE	\$ 500.00	\$ 509.18	\$ 500.00	\$ 249.04	\$ 500.00	\$ 500.00	\$ -	0%	
POLICE CROSSING GUARD - WAGES	\$ 7,245.00	\$ 6,351.74	\$ 7,000.00	\$ 3,496.85	\$ 7,000.00	\$ 7,210.00	\$ 210.00	3%	
POLICE CROSSING GUARD -SOC SEC	\$ 449.19	\$ 397.54	\$ 434.00	\$ 216.81	\$ 434.00	\$ 447.02	\$ 13.02	3%	
POLICE CROSSING GUARD-MEDICARE	\$ 105.05	\$ 92.99	\$ 101.50	\$ 50.72	\$ 101.50	\$ 104.55	\$ 3.05	3%	
POLICE - ATTORNEY FEES	\$ 7,500.00	\$ 8,302.50	\$ 8,500.00	\$ 2,704.50	\$ 8,000.00	\$ 8,000.00	\$ (500.00)	-6%	
POLICE - CRIME PREVENTION	\$ 1,800.00	\$ 1,679.12	\$ 1,800.00	\$ 1,514.40	\$ 1,800.00	\$ 1,800.00	\$ -	0%	
POLICE - UNIFORMS	\$ 10,000.00	\$ 12,620.84	\$ 10,000.00	\$ 6,422.24	\$ 10,000.00	\$ 8,500.00	\$ (1,500.00)	-15%	
POLICE - EQUIPMENT	\$ 9,000.00	\$ 11,074.15	\$ 9,180.00	\$ 1,706.00	\$ 9,180.00	\$ 9,250.00	\$ 70.00	1%	
POLICE - COPYING / PRINTING	\$ 2,500.00	\$ 2,817.35	\$ 2,900.00	\$ 1,704.71	\$ 2,900.00	\$ 2,900.00	\$ -	0%	
POLICE - OFFICE SUPPLIES/POSTG	\$ 2,250.00	\$ 1,763.71	\$ 2,500.00	\$ 726.12	\$ 2,500.00	\$ 2,500.00	\$ -	0%	
POLICE - ELECTRONICS MAINTENCE	\$ 3,000.00	\$ 4,585.00	\$ 3,500.00	\$ 2,006.45	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	43%	
POLICE - FIREARMS / SUPPLIES	\$ 7,000.00	\$ 11,002.47	\$ 7,000.00	\$ -	\$ 7,000.00	\$ 7,000.00	\$ -	0%	
POLICE - INVESTIGATION/OWI TST	\$ 3,000.00	\$ 5,623.71	\$ 3,500.00	\$ 909.55	\$ 3,500.00	\$ 3,500.00	\$ -	0%	
POLICE - FLEET LEASE/SETUP	\$ 59,602.00	\$ 58,289.53	\$ 61,390.06	\$ 29,984.86	\$ 61,390.00	\$ 68,577.00	\$ 7,186.94	12%	
POLICE - OUTLAY	\$ -	\$ 63,319.62	\$ -	\$ -	\$ -	\$ -	\$ -		
POLICE - EQUIPMENT MAINTENANCE	\$ 6,000.00	\$ 5,929.78	\$ 6,180.00	\$ 4,870.57	\$ 6,180.00	\$ 6,180.00	\$ -	0%	
POLICE - VEHICLE MAINTENANCE	\$ 5,000.00	\$ 2,372.10	\$ 5,150.00	\$ 503.04	\$ 5,150.00	\$ 5,150.00	\$ -	0%	
POLICE - TIRES	\$ 1,500.00	\$ 1,860.29	\$ 1,500.00	\$ 712.34	\$ 1,500.00	\$ 1,500.00	\$ -	0%	
POLICE - FUEL / LUBRICANTS	\$ 22,500.00	\$ 19,058.54	\$ 25,000.00	\$ 8,784.36	\$ 25,000.00	\$ 25,000.00	\$ -	0%	
POLICE - COMPUTR EQUIP/SOFTWARE	\$ 31,000.00	\$ 37,894.92	\$ 31,000.00	\$ 22,192.66	\$ 31,000.00	\$ 31,000.00	\$ -	0%	
POLICE - ANIMAL SERVICES	\$ 1,462.00	\$ 1,462.34	\$ 1,505.00	\$ 1,395.87	\$ 1,505.00	\$ 1,505.00	\$ -	0%	
POLICE - SYSTEM / SIM CARDS	\$ 3,000.00	\$ 3,180.73	\$ 3,000.00	\$ 2,358.06	\$ 3,000.00	\$ 4,980.00	\$ 1,980.00	66%	
POLICE - CELL / TELEPHONES	\$ 3,500.00	\$ 3,907.61	\$ 4,000.00	\$ 2,611.38	\$ 4,000.00	\$ 4,000.00	\$ -	0%	
POLICE - PROPHOENIX SUPPORT	\$ 4,861.00	\$ 4,861.53	\$ 5,006.00	\$ 5,007.38	\$ 5,007.00	\$ 5,250.00	\$ 244.00	5%	
POLICE - BROADBAND SERVICE	\$ 900.00	\$ 875.89	\$ 950.00	\$ 507.62	\$ 950.00	\$ 950.00	\$ -	0%	
POLICE - BUILDING MAINTENANCE	\$ 5,500.00	\$ 8,535.27	\$ 7,500.00	\$ 2,244.59	\$ 7,500.00	\$ 7,500.00	\$ -	0%	

	FY26 YTD									
Description	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)		
POLICE - UTILITIES	\$ 30,000.00	\$ 28,084.70	\$ 28,000.00	\$ 13,882.83	\$ 28,000.00	\$ 28,000.00	\$ -		0%	
POLICE - CLEANING	\$ 14,000.00	\$ 13,440.00	\$ 14,000.00	\$ 5,954.12	\$ 14,000.00	\$ 14,000.00	\$ -		0%	
POLICE - EDUC / TRAVEL / DUES	\$ 12,000.00	\$ 11,022.41	\$ 12,500.00	\$ 6,910.06	\$ 12,500.00	\$ 12,750.00	\$ 250.00		2%	
POLICE-LEXIPOL ANNUAL MAINTENA	\$ 10,268.00	\$ 10,267.24	\$ 11,089.00	\$ 10,934.61	\$ 11,089.00	\$ 11,500.00	\$ 411.00		4%	
POLICE - DONATIONS	\$ -	\$ 10,712.83	\$ -	\$ 734.12	\$ 857.86	\$ -	\$ -			
POLICE - GRANT EXPENSES	\$ -	\$ 18,056.57	\$ -	\$ 1,940.15	\$ 1,940.15	\$ -	\$ -			
POLICE - K-9 EXPENSE	\$ -	\$ 9,511.99	\$ -	\$ 1,715.34	\$ 1,715.34	\$ -	\$ -			
FIRE DEPT TRANSFER	\$ 653,340.93	\$ 653,340.93	\$ 710,657.22	\$ 355,328.64	\$ 710,657.22	\$ 839,942.10	\$ 129,284.88		18%	
EMERG GOV - SALARIES/FRINGES	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -		0%	
EMERG GOV - EQUIPMENT	\$ 2,000.00	\$ 75.00	\$ 1,500.00	\$ -	\$ -	\$ 1,545.00	\$ 45.00		3%	
EMERG GOV - GENERATOR MAINT	\$ 2,000.00	\$ 1,957.00	\$ 2,500.00	\$ -	\$ -	\$ 2,575.00	\$ 75.00		3%	
EMERG GOV - WRS	\$ 150.10	\$ -	\$ 148.00	\$ -	\$ 160.10	\$ 145.40	\$ (2.60)		-2%	
EMER GOV - SOCIAL SECURITY	\$ 62.00	\$ -	\$ 62.00	\$ -	\$ 62.00	\$ 62.00	\$ -		0%	
EMER GOV - MEDICARE	\$ 14.50	\$ -	\$ 14.50	\$ -	\$ 14.50	\$ 14.50	\$ -		0%	
BLDG INSP - WAGES	\$ 184,764.64	\$ 128,324.51	\$ 187,292.89	\$ 59,476.83	\$ 143,091.26	\$ 180,724.95	\$ (6,567.94)		-4%	
BLDG INSP - HEALTH/LIFE INSUR	\$ 22,538.84	\$ 17,927.07	\$ 22,860.19	\$ 5,801.55	\$ 24,361.87	\$ 12,018.82	\$ (10,841.37)		-47%	
BLDG INSP - WRS	\$ 11,250.98	\$ 6,038.50	\$ 11,843.37	\$ 3,221.66	\$ 6,264.39	\$ 6,747.64	\$ (5,095.73)		-43%	
BLDG INSP - SOCIAL SECURITY	\$ 11,455.41	\$ 7,781.95	\$ 11,612.34	\$ 3,604.15	\$ 8,872.46	\$ 11,204.94	\$ (407.40)		-4%	
BLDG INSP - MEDICARE	\$ 2,679.09	\$ 1,819.93	\$ 2,715.79	\$ 842.89	\$ 1,953.62	\$ 2,620.51	\$ (95.28)		-4%	
BUILD INSP - MEDICAL REIMBURSE	\$ 1,000.00	\$ 498.48	\$ 1,000.00	\$ 249.99	\$ 1,000.00	\$ 500.00	\$ (500.00)		-50%	
BLDG INSP - EQUIPMENT MAINT	\$ 1,000.00	\$ 584.60	\$ 1,000.00	\$ -	\$ 300.00	\$ 1,000.00	\$ -		0%	
BLDG INSP - FUEL / MILEAGE	\$ 750.00	\$ 522.35	\$ 750.00	\$ 247.41	\$ 1,000.00	\$ 1,000.00	\$ 250.00		33%	
BLDG INSP - OFFICE SUPP/POST	\$ 900.00	\$ 892.01	\$ 900.00	\$ 376.98	\$ 900.00	\$ 1,000.00	\$ 100.00		11%	
BLDG INSP - CLOTHING	\$ 300.00	\$ -	\$ 300.00	\$ 195.25	\$ 300.00	\$ 300.00	\$ -		0%	
BLDG INSP - CONTRACT INSPECT	\$ 10,000.00	\$ 1,500.00	\$ 10,000.00	\$ 2,050.25	\$ 3,600.00	\$ 1,500.00	\$ (8,500.00)		-85%	
BLDG INSP - EDUC/TRAVL/DUES	\$ 2,500.00	\$ 2,609.28	\$ 2,500.00	\$ 1,467.58	\$ 2,300.00	\$ 2,500.00	\$ -		0%	
BLDG INSP - PRINTING	\$ 1,000.00	\$ 601.48	\$ 1,000.00	\$ 205.81	\$ 500.00	\$ 1,250.00	\$ 250.00		25%	
BLDG INSP - WI PERMIT SEALS	\$ 1,000.00	\$ 3,047.75	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -		0%	
BLDG INSP - ADDRESS/FIRE #	\$ 1,200.00	\$ 2,212.41	\$ 1,200.00	\$ 1,293.04	\$ 3,000.00	\$ 1,200.00	\$ -		0%	
BLDG INSP - CELL PHONE	\$ 750.00	\$ 403.84	\$ 750.00	\$ 206.11	\$ 950.00	\$ 1,200.00	\$ 450.00		60%	
BLDG INSP - COMP EQUIP/SOFTWRE	\$ 4,000.00	\$ 5,287.02	\$ 4,000.00	\$ 1,033.68	\$ 5,000.00	\$ 4,000.00	\$ -		0%	

Description	FY26 YTD								
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
ENGINEERING - WAGES	\$ 39,645.00	\$ 46,607.56	\$ 44,621.00	\$ 15,487.44	\$ 44,621.00	\$ 45,838.01	\$ 1,217.01	3%	
ENGINEERING - HEALTH/LIFE	\$ 7,744.00	\$ 9,398.83	\$ 10,083.25	\$ 5,897.58	\$ 10,083.25	\$ 16,084.26	\$ 6,001.01	60%	
ENGINEERING - WRS	\$ 2,755.00	\$ 3,046.09	\$ 3,212.71	\$ 1,102.03	\$ 3,212.71	\$ 3,323.26	\$ 110.55	3%	
ENGINEERING - SOCIAL SECURITY	\$ 2,458.00	\$ 2,935.30	\$ 2,766.50	\$ 912.78	\$ 2,766.50	\$ 2,841.96	\$ 75.46	3%	
ENGINEERING - MEDICARE	\$ 575.00	\$ 686.53	\$ 647.00	\$ 213.45	\$ 647.00	\$ 664.65	\$ 17.65	3%	
ENGINEERING - MED REIMBURSE	\$ 200.00	\$ 171.27	\$ 125.00	\$ 62.48	\$ 125.00	\$ 125.00	\$ -	0%	
ENG-ACTION IN JACKSON EXPENSES	\$ 1,500.00	\$ 315.02	\$ 1,500.00	\$ 1,590.86	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	67%	
ENG - COMPUTER SUPT/TELEPHONE	\$ 900.00	\$ 332.02	\$ 900.00	\$ 360.99	\$ 900.00	\$ 1,000.00	\$ 100.00	11%	
ENG - MATERIALS/SUPPLIES	\$ 1,000.00	\$ 790.79	\$ 1,000.00	\$ 17.91	\$ 500.00	\$ 1,030.00	\$ 30.00	3%	
ENGINEERING - FUEL/LUBRICANTS	\$ 300.00	\$ 254.84	\$ 300.00	\$ -	\$ 300.00	\$ 300.00	\$ -	0%	
ENGINEERING - EDUC/TRAVEL/DUES	\$ 3,000.00	\$ 2,178.93	\$ 3,050.00	\$ 551.00	\$ 1,000.00	\$ 3,100.00	\$ 50.00	2%	
ENGINEERING - COMPUTER UPGRADE	\$ -	\$ 1,065.33	\$ -	\$ -	\$ -	\$ -	\$ -		
ENGINEERING - COPIER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00		
ENGINEERING -CONTRACT SERVICES	\$ -	\$ 5,431.25	\$ 12,000.00	\$ 440.00	\$ 7,500.00	\$ 12,350.00	\$ 350.00	3%	
STREETS OPERATION - WAGES	\$ 214,759.00	\$ 181,115.90	\$ 181,368.07	\$ 89,450.87	\$ 181,368.07	\$ 191,585.17	\$ 10,217.10	6%	
STREETS OPERATION - HEALTH	\$ 62,589.00	\$ 58,558.84	\$ 68,115.52	\$ 31,048.53	\$ 68,115.52	\$ 63,975.84	\$ (4,139.68)	-6%	
STREETS OPERATION - WRS	\$ 13,536.00	\$ 12,350.17	\$ 13,058.50	\$ 6,440.49	\$ 13,058.50	\$ 13,889.93	\$ 831.43	6%	
STREETS OPERATION - SOC SECURI	\$ 12,075.00	\$ 10,501.47	\$ 11,244.82	\$ 5,144.42	\$ 11,244.82	\$ 11,878.28	\$ 633.46	6%	
STREETS OPERATION - MEDICARE	\$ 2,824.00	\$ 2,456.04	\$ 2,629.84	\$ 1,203.17	\$ 2,629.84	\$ 2,777.99	\$ 148.15	6%	
STREETS OPERATION - MED REIMBU	\$ 1,500.00	\$ 1,164.88	\$ 1,575.00	\$ 636.28	\$ 1,575.00	\$ 1,250.00	\$ (325.00)	-21%	
STREETS - MACHINERY / EQUIPMNT	\$ 46,000.00	\$ 38,997.55	\$ 46,900.00	\$ 22,491.40	\$ 46,000.00	\$ 48,300.00	\$ 1,400.00	3%	
STREETS - FUEL / LUBRICANTS	\$ 19,000.00	\$ 18,096.65	\$ 19,350.00	\$ 13,080.52	\$ 19,000.00	\$ 19,900.00	\$ 550.00	3%	
STREETS - WEED CONTROL / GRASS	\$ 500.00	\$ 90.00	\$ 500.00	\$ 32.77	\$ 400.00	\$ 500.00	\$ -	0%	
STREETS - STREET SWEEPING	\$ -	\$ 6,285.04	\$ 8,000.00	\$ 2,434.75	\$ 8,000.00	\$ 8,240.00	\$ 240.00	3%	
STREETS - SIGNS	\$ 5,000.00	\$ 5,833.73	\$ 5,000.00	\$ 117.10	\$ 4,500.00	\$ 5,150.00	\$ 150.00	3%	
STREETS - TOOLS	\$ 2,500.00	\$ 1,199.97	\$ 2,500.00	\$ 1,216.69	\$ 2,250.00	\$ 2,575.00	\$ 75.00	3%	
STREETS - SALT / SAND	\$ 63,392.00	\$ 60,518.44	\$ 64,650.00	\$ 65,142.44	\$ 65,150.00	\$ 66,575.00	\$ 1,925.00	3%	
STREETS - ASPHALT PATCHING	\$ 4,000.00	\$ 4,656.34	\$ 4,100.00	\$ 730.80	\$ 4,000.00	\$ 4,220.00	\$ 120.00	3%	
STREETS - CURB/GUTTER/SIDEWALK	\$ 5,000.00	\$ 10,920.61	\$ 5,150.00	\$ -	\$ 5,150.00	\$ 5,300.00	\$ 150.00	3%	
STREETS - PAINTING / STRIPING	\$ 10,000.00	\$ 8,433.06	\$ 10,300.00	\$ -	\$ 10,000.00	\$ 10,600.00	\$ 300.00	3%	
STREETS - SNOW / ICE REMOVAL	\$ 1,500.00	\$ 460.00	\$ 1,500.00	\$ 1,121.53	\$ 1,125.00	\$ 1,545.00	\$ 45.00	3%	
STREETS - OPERATING SUPPLIES	\$ 2,000.00	\$ 2,575.72	\$ 2,000.00	\$ 665.68	\$ 1,750.00	\$ 2,050.00	\$ 50.00	3%	
STREETS - STREET REPAIR	\$ 18,000.00	\$ 15,481.59	\$ 23,500.00	\$ 1,085.87	\$ 20,000.00	\$ 24,200.00	\$ 700.00	3%	
STREETS - BLDGS / GROUNDS	\$ 30,000.00	\$ 11,171.87	\$ 30,500.00	\$ 4,977.04	\$ 15,000.00	\$ 31,400.00	\$ 900.00	3%	
STREETS - COMP SUPT / PHONES	\$ 1,000.00	\$ 391.16	\$ 1,000.00	\$ 333.74	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100%	
STREETS - UNIFORMS/SUPPLIES	\$ 5,000.00	\$ 5,194.93	\$ 5,100.00	\$ 2,920.58	\$ 5,100.00	\$ 5,250.00	\$ 150.00	3%	
STREETS - EDUC / TRAVEL / DUES	\$ 3,000.00	\$ 1,221.92	\$ 3,050.00	\$ 1,077.00	\$ 2,100.00	\$ 3,140.00	\$ 90.00	3%	
STREETS - CRACK FILLING	\$ 25,000.00	\$ 25,000.00	\$ 25,700.00	\$ -	\$ 25,000.00	\$ 26,470.00	\$ 770.00	3%	
STREETS - PORTABLE RADIOS	\$ 3,000.00	\$ -	\$ 3,050.00	\$ 29.98	\$ 500.00	\$ 3,100.00	\$ 50.00	2%	
STREETS - UTILITIES	\$ 19,000.00	\$ 15,977.05	\$ 19,350.00	\$ 10,473.12	\$ 19,300.00	\$ 19,930.00	\$ 580.00	3%	
STREET LIGHTING - ELECTRICITY	\$ 135,000.00	\$ 137,955.39	\$ 137,500.00	\$ 59,408.66	\$ 137,500.00	\$ 141,625.00	\$ 4,125.00	3%	
STREET LIGHTING - POLES	\$ 12,000.00	\$ -	\$ 12,200.00	\$ 916.50	\$ 7,500.00	\$ 12,550.00	\$ 350.00	3%	
STORM SEWER - CLEANING/REPAIR	\$ 3,000.00	\$ 3,000.00	\$ 3,050.00	\$ 186.71	\$ 3,050.00	\$ 3,140.00	\$ 90.00	3%	

Description	FY20110								
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
TRASH CHIPPING/BRUSH - WAGES	\$ 44,601.00	\$ 30,146.12	\$ 41,777.76	\$ 19,141.11	\$ 41,777.76	\$ 41,937.60	\$ 159.84		0%
TRASH CHIPPING/BRUSH - HEALTH	\$ 14,295.00	\$ 7,037.92	\$ 7,858.80	\$ 7,424.72	\$ 7,858.80	\$ 14,823.35	\$ 6,964.55		89%
TRASH CHIPPING/BRUSH - WRS	\$ 3,100.00	\$ 2,077.15	\$ 3,008.00	\$ 1,378.18	\$ 3,008.00	\$ 3,040.48	\$ 32.48		1%
TRASH CHIPPING/BRUSH - SOC SEC	\$ 2,765.00	\$ 1,745.90	\$ 2,590.22	\$ 1,099.49	\$ 2,590.22	\$ 2,600.13	\$ 9.91		0%
TRASH CHIPPING/BRUSH - MEDICAR	\$ 647.00	\$ 408.31	\$ 605.78	\$ 257.14	\$ 605.78	\$ 608.10	\$ 2.32		0%
TRASH CHIPPING/BRUSH - MED REI	\$ 350.00	\$ 183.58	\$ 200.00	\$ 145.42	\$ 200.00	\$ 300.00	\$ 100.00		50%
TRASH - CURBSIDE PICKUP	\$ 261,394.00	\$ 260,263.45	\$ 269,000.00	\$ 131,738.07	\$ 269,000.00	\$ 277,000.00	\$ 8,000.00		3%
TRASH - CHIPPING / BRUSH	\$ 20,000.00	\$ 10,180.00	\$ 20,000.00	\$ (40.00)	\$ 20,000.00	\$ 20,600.00	\$ 600.00		3%
TRASH - SPRING CLEANUP DAY	\$ 20,000.00	\$ 707.40	\$ 5,000.00	\$ 5,278.50	\$ 5,300.00	\$ 7,500.00	\$ 2,500.00		50%
RECYCLING - CURBSIDE PICKUP	\$ 206,534.00	\$ 207,091.48	\$ 212,700.00	\$ 97,532.15	\$ 212,700.00	\$ 219,000.00	\$ 6,300.00		3%
PARKS OPERATIONS - WAGES	\$ 107,238.00	\$ 121,044.46	\$ 139,590.31	\$ 66,305.35	\$ 139,590.31	\$ 143,647.57	\$ 4,057.26		3%
PARKS OPERATION - HEALTH & LIF	\$ 27,465.00	\$ 33,160.40	\$ 30,563.96	\$ 23,111.40	\$ 30,563.96	\$ 49,122.50	\$ 18,558.54		61%
PARKS OPERATIONS - WRS	\$ 5,924.00	\$ 8,316.34	\$ 10,050.50	\$ 4,773.99	\$ 10,050.50	\$ 10,414.45	\$ 363.95		4%
PARKS OPERATIONS - SOCIAL SECU	\$ 5,285.00	\$ 6,964.19	\$ 8,654.60	\$ 3,809.41	\$ 8,654.60	\$ 8,906.15	\$ 251.55		3%
PARKS OEPRATIONS - MEDICARE	\$ 1,236.00	\$ 1,628.73	\$ 2,024.06	\$ 890.95	\$ 2,024.06	\$ 2,082.89	\$ 58.83		3%
PARKS OPERATION - MED REIMBURS	\$ 650.00	\$ 697.10	\$ 725.00	\$ 468.47	\$ 725.00	\$ 950.00	\$ 225.00		31%
PARKS - MACHINERY / EQUIPMENT	\$ 5,000.00	\$ 4,243.35	\$ 5,050.00	\$ 2,440.65	\$ 4,800.00	\$ 5,200.00	\$ 150.00		3%
PARKS - BUILDING MAINTENANCE	\$ 6,000.00	\$ (2,779.86)	\$ 6,150.00	\$ 6,686.02	\$ 7,000.00	\$ 7,000.00	\$ 850.00		14%
PARKS - TREES / SHRUBS	\$ 12,000.00	\$ 11,814.21	\$ 12,200.00	\$ 1,234.75	\$ 8,000.00	\$ 12,550.00	\$ 350.00		3%
PARKS - TOOLS	\$ 500.00	\$ 92.45	\$ 500.00	\$ 368.75	\$ 500.00	\$ 515.00	\$ 15.00		3%
PARKS - OPERATING SUPPLIES	\$ 1,500.00	\$ 268.89	\$ 1,500.00	\$ 96.46	\$ 1,000.00	\$ 1,545.00	\$ 45.00		3%
PARKS - TABLES / BENCHES	\$ 1,000.00	\$ 87.43	\$ 1,000.00	\$ 462.39	\$ 750.00	\$ 1,030.00	\$ 30.00		3%
PARKS - PAPER/CLEAN PRODUCTS	\$ 2,500.00	\$ 3,022.44	\$ 2,550.00	\$ 558.82	\$ 2,000.00	\$ 2,625.00	\$ 75.00		3%
PARKS - BALLFIELD MAINTENANCE	\$ 3,000.00	\$ 1,923.52	\$ 3,050.00	\$ -	\$ 3,050.00	\$ 3,140.00	\$ 90.00		3%
PARKS - PLAY APPARATUS MAINT	\$ 500.00	\$ 73.27	\$ 500.00	\$ 8.58	\$ 500.00	\$ 515.00	\$ 15.00		3%
PARKS - TELEPHONE	\$ 1,000.00	\$ 488.79	\$ 1,000.00	\$ 369.43	\$ 1,000.00	\$ 1,025.00	\$ 25.00		3%
PARKS - FUELS / LUBRICANTS	\$ 4,000.00	\$ 4,738.90	\$ 4,050.00	\$ 1,702.19	\$ 3,750.00	\$ 4,150.00	\$ 100.00		2%
PARKS - ELECTRICITY / GAS	\$ 13,000.00	\$ 15,771.03	\$ 13,250.00	\$ 7,522.93	\$ 13,250.00	\$ 13,645.00	\$ 395.00		3%
PARKS - WATER / SEWER	\$ 9,000.00	\$ 8,618.79	\$ 9,150.00	\$ 1,396.38	\$ 9,000.00	\$ 9,400.00	\$ 250.00		3%
PARKS - GROUNDS MAINTENANCE	\$ 1,500.00	\$ 1,854.55	\$ 1,500.00	\$ 2,995.80	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00		100%
PARKS - EDUC / TRAVEL / DUES	\$ 2,000.00	\$ 1,726.15	\$ 2,050.00	\$ 250.00	\$ 1,000.00	\$ 2,110.00	\$ 60.00		3%
PARKS - SPLASH PAD CHEMICALS	\$ 4,000.00	\$ 4,840.68	\$ 4,050.00	\$ 642.69	\$ 3,000.00	\$ 4,150.00	\$ 100.00		2%
PARKS - BANNERS / FLAGS	\$ 1,000.00	\$ 580.07	\$ 1,000.00	\$ 550.00	\$ 1,000.00	\$ 1,025.00	\$ 25.00		3%
PARKS - PARK PROJECTS	\$ -	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -		
PARKS - FERTILIZER/WEED CNTRL	\$ 5,000.00	\$ 4,875.77	\$ 5,100.00	\$ 5,000.00	\$ 5,000.00	\$ 5,250.00	\$ 150.00		3%
PARKS - CAPITAL PROJECTS	\$ 20,000.00	\$ 18,528.39	\$ 20,400.00	\$ -	\$ 20,000.00	\$ 21,000.00	\$ 600.00		3%
REC DEPT TRANSFER	\$ 264,508.00	\$ 264,508.00	\$ 284,871.00	\$ 142,435.50	\$ 284,871.00	\$ 298,182.00	\$ 13,311.00		5%
ECONOMIC DEVELOPMENT - WAGES	\$ 18,600.00	\$ 18,700.57	\$ 19,158.00	\$ 9,427.54	\$ 19,158.00	\$ 14,000.00	\$ (5,158.00)		-27%
GENERAL FUND - EXPENSES	\$ 6,279,838.73	\$ 5,862,699.97	\$ 6,492,140.91	\$ 3,096,565.56	\$ 6,393,334.99	\$ 6,726,440.33	\$ 234,299.42		4%

Description	FY26 YTD				FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026				
HOTEL/MOTEL - ROOM TAX	\$ 74,000.00	\$ 64,743.01	\$ 61,385.58	\$ 9,219.21	\$ 60,000.00	\$ 60,000.00	\$ (1,385.58)	-2%
HOTEL/MOTEL - REVENUES	\$ 74,000.00	\$ 64,743.01	\$ 61,385.58	\$ 9,219.21	\$ 60,000.00	\$ 60,000.00	\$ (1,385.58)	-2%
COMMUNITY EVENTS & ADVERTISING	\$ 43,500.00	\$ 44,451.69	\$ 30,885.58	\$ 22,140.17	\$ 29,500.00	\$ 29,500.00	\$ (1,385.58)	-4%
WASHINGTON COUNTY SUPPORT	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	0%
VILLAGE TOURISM/PROMOTION	\$ 24,500.00	\$ 21,111.48	\$ 24,500.00	\$ 11,770.92	\$ 24,500.00	\$ 24,500.00	\$ -	0%
HOTEL/MOTEL - EXPENSES	\$ 74,000.00	\$ 71,563.17	\$ 61,385.58	\$ 39,911.09	\$ 60,000.00	\$ 60,000.00	\$ (1,385.58)	-2%

Description	FY26 YTD				FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026				
WATER - IMPACT FEE	\$ 47,300.00	\$ 103,114.00	\$ 20,000.00	\$ 19,866.00	\$ 20,000.00	\$ 20,000.00	\$ -	0%
WATER - NSF CHARGES	\$ -	\$ 15.00	\$ -	\$ 135.00	\$ 150.00	\$ 150.00	\$ 150.00	
WATER - RESIDENT METERED SALES	\$ 812,443.00	\$ 801,587.88	\$ 908,350.00	\$ 196,821.64	\$ 908,350.00	\$ 948,370.00	\$ 40,020.00	4%
WATER - COMMERC METERED SALES	\$ 96,000.00	\$ 103,570.61	\$ 119,230.00	\$ 22,531.09	\$ 119,230.00	\$ 161,600.00	\$ 42,370.00	36%
WATER - INDUSTR METERED SALES	\$ 91,800.00	\$ 58,239.39	\$ 66,220.00	\$ 13,966.37	\$ 66,220.00	\$ 92,809.00	\$ 26,589.00	40%
WATER - PUBL AUTH METERED SLS	\$ 20,000.00	\$ 17,642.25	\$ 18,000.00	\$ 3,714.34	\$ 18,000.00	\$ 21,490.00	\$ 3,490.00	19%
WATER - MULTI FAMILY RESIDENT	\$ 100,000.00	\$ 92,205.39	\$ 67,530.00	\$ 22,922.35	\$ 67,530.00	\$ 79,144.00	\$ 11,614.00	17%
WATER - PUBL AUTH / PRIV FIRE	\$ -	\$ 2,283.00	\$ -	\$ 601.50	\$ 600.00	\$ -	\$ -	
WATER - PRIVATE FIRE PROTECTN	\$ 100,000.00	\$ 52,080.46	\$ 64,330.00	\$ 13,436.15	\$ 64,330.00	\$ 64,330.00	\$ -	0%
WATER - PUBLIC FIRE PROTECTION	\$ 476,320.00	\$ 472,628.63	\$ 617,950.00	\$ 123,579.72	\$ 617,950.00	\$ 593,704.00	\$ (24,246.00)	-4%
WATER - PENALTIES	\$ 4,000.00	\$ 4,610.55	\$ 4,000.00	\$ 2,365.45	\$ 4,000.00	\$ 4,000.00	\$ -	0%
WATER - OTHER WATER REVENUES	\$ -	\$ 5,146.00	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER - RADIO READ CONTROL	\$ -	\$ 165.00	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER - INTEREST ON INVESTMNTS	\$ 23,000.00	\$ 34,302.03	\$ 23,000.00	\$ 11,708.19	\$ 23,000.00	\$ 23,000.00	\$ -	0%
WATER - BULK WATER USAGE	\$ 61,682.00	\$ 36,518.80	\$ 61,682.00	\$ 9,434.40	\$ 61,682.00	\$ 61,682.00	\$ -	0%
WATER - PRIVATE WELL PERMIT	\$ -	\$ -	\$ -	\$ 40.00	\$ -	\$ -	\$ -	
WATER - MISC REVENUE	\$ -	\$ 33,867.99	\$ -	\$ 48,056.16	\$ 48,500.00	\$ -	\$ -	
WATER - REVENUES	\$ 1,832,545.00	\$ 1,817,976.98	\$ 1,970,292.00	\$ 489,178.36	\$ 2,019,542.00	\$ 2,070,279.00	\$ 99,987.00	5%

Description	FY26 YTD							
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
WATER - TWIN CREEKS	\$ -	\$ -	\$ -	\$ 466.42	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
WATER PUMPING PLANT - WAGES	\$ 47,939.00	\$ 9,736.47	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER PUMPING PLANT - HEALTH	\$ 10,378.00	\$ 2,803.12	\$ -	\$ 272.88	\$ -	\$ -	\$ -	
WATER PUMPING PLANT - WRS	\$ 3,332.00	\$ 690.16	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER PUMPING PLANT - SOC SEC	\$ 2,972.00	\$ 586.06	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER PUMPING PLANT - MEDICARE	\$ 755.00	\$ 137.08	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER PUMPING PLANT - MED REIM	\$ 275.00	\$ 56.18	\$ -	\$ -	\$ -	\$ -	\$ -	
WATER -UTILITIES	\$ 86,000.00	\$ 93,330.10	\$ 88,550.00	\$ 44,345.36	\$ 88,550.00	\$ 91,205.00	\$ 2,655.00	3%
WATER - PUMP PLANT OPERATIONS	\$ 22,000.00	\$ 21,522.23	\$ 22,650.00	\$ 11,442.89	\$ 18,500.00	\$ 23,325.00	\$ 675.00	3%
WATER - PUMP PLANT EQUIPMENT	\$ 16,000.00	\$ 15,657.88	\$ 16,450.00	\$ 9,870.77	\$ 13,000.00	\$ 16,940.00	\$ 490.00	3%
WATER - TELEPHONE	\$ 4,000.00	\$ 2,542.43	\$ 4,100.00	\$ 4,185.03	\$ 7,750.00	\$ 7,750.00	\$ 3,650.00	89%
WATER - BUILDING / GROUNDS	\$ 150,000.00	\$ 52,358.43	\$ 154,500.00	\$ 29,729.77	\$ 125,000.00	\$ 159,125.00	\$ 4,625.00	3%
WATER - WELL MAINTENANCE	\$ 15,000.00	\$ 2,535.14	\$ 15,450.00	\$ 9,756.34	\$ 15,450.00	\$ 15,910.00	\$ 460.00	3%
WATER - WATER TOWER MAINT	\$ 20,000.00	\$ 93,245.00	\$ 20,600.00	\$ 176,882.00	\$ 180,000.00	\$ 180,000.00	\$ 159,400.00	774%
WATER DIGGERS HOTLINE - WAGES	\$ 6,044.00	\$ 9,149.71	\$ 6,891.60	\$ 2,841.15	\$ 6,891.60	\$ 7,222.44	\$ 330.84	5%
WATER DIGGERS HOTLINE - HEALTH	\$ 1,923.00	\$ 2,687.56	\$ 1,956.45	\$ 1,318.72	\$ 1,956.45	\$ 2,888.52	\$ 932.07	48%
WATER DIGGERS HOTLINE - WRS	\$ 421.00	\$ 635.63	\$ 496.20	\$ 204.55	\$ 496.20	\$ 523.63	\$ 27.43	6%
WATER DIGGERS - SOCIAL SECURIT	\$ 375.00	\$ 529.74	\$ 427.28	\$ 162.64	\$ 427.28	\$ 447.79	\$ 20.51	5%
WATER DIGGERS HOT - MEDICARE	\$ 88.00	\$ 123.90	\$ 99.93	\$ 38.03	\$ 99.93	\$ 104.73	\$ 4.80	5%
WATER DIGGERS HOTLINE - MED RE	\$ 50.00	\$ 79.07	\$ 62.50	\$ 22.78	\$ 62.50	\$ 50.00	\$ (12.50)	-20%
WATER - TREATMENT CHEMICALS	\$ 30,000.00	\$ 31,373.04	\$ 30,900.00	\$ 12,329.94	\$ 30,900.00	\$ 31,825.00	\$ 925.00	3%
WATER DIGGERS HOTLINE EXPENSES	\$ 4,000.00	\$ 4,752.16	\$ 4,100.00	\$ 795.20	\$ 4,000.00	\$ 4,220.00	\$ 120.00	3%
WATER DISTRIBUTION - WAGES	\$ 239,640.00	\$ 251,996.46	\$ 291,539.72	\$ 104,702.35	\$ 291,539.72	\$ 324,215.01	\$ 32,675.29	11%
WATER DISTRIBUTION - HEALTH	\$ 63,177.00	\$ 61,569.95	\$ 74,249.25	\$ 42,228.48	\$ 74,249.25	\$ 127,561.72	\$ 53,312.47	72%
WATER DISTRIBUTION - WRS	\$ 15,613.00	\$ 16,712.18	\$ 20,990.86	\$ 7,538.51	\$ 18,999.70	\$ 23,505.59	\$ 2,514.73	12%
WATER DISTRIBUTION - SOC SECUR	\$ 13,928.00	\$ 14,490.48	\$ 18,075.46	\$ 5,739.59	\$ 16,828.31	\$ 20,101.33	\$ 2,025.87	11%
WATER DISTRIBUTION - MEDICARE	\$ 3,257.00	\$ 3,388.95	\$ 4,227.33	\$ 1,342.33	\$ 3,935.65	\$ 4,701.12	\$ 473.79	11%
WATER DISTRIBUTION - MED REIMB	\$ 1,575.00	\$ 1,649.17	\$ 1,937.50	\$ 725.46	\$ 1,812.50	\$ 2,000.00	\$ 62.50	3%
WATER - TOOLS	\$ 6,000.00	\$ 3,860.06	\$ 6,150.00	\$ 217.83	\$ 2,000.00	\$ 6,330.00	\$ 180.00	3%
WATER - ENERGENICS MONITORING	\$ 5,000.00	\$ -	\$ 5,150.00	\$ -	\$ 4,000.00	\$ 5,300.00	\$ 150.00	3%
WATER - CATHODIC PROTECTION	\$ 3,000.00	\$ -	\$ 3,050.00	\$ 1,660.00	\$ 2,500.00	\$ 3,050.00	\$ -	0%
WATER - THERMAL BONDING	\$ 3,000.00	\$ 837.00	\$ 3,050.00	\$ -	\$ 3,050.00	\$ 3,140.00	\$ 90.00	3%
WATER - REPAIR/REPLACE MAINS	\$ 80,000.00	\$ 104,655.73	\$ 170,000.00	\$ 3,264.83	\$ 75,000.00	\$ 175,000.00	\$ 5,000.00	3%
WATER - SYSTEM STUDY	\$ 20,000.00	\$ 627.00	\$ 20,600.00	\$ 3,869.42	\$ 20,600.00	\$ 21,215.00	\$ 615.00	3%
WATER - SYSTEM MAPPING	\$ 25,000.00	\$ 14,086.36	\$ 25,750.00	\$ 25,856.69	\$ 25,900.00	\$ 26,525.00	\$ 775.00	3%
WATER - METERS/REGISTERS/WIRE	\$ 50,000.00	\$ 19,740.68	\$ 51,500.00	\$ 22,794.82	\$ 51,500.00	\$ 53,045.00	\$ 1,545.00	3%
WATER - LARGE METER TESTING	\$ 3,500.00	\$ 1,581.80	\$ 3,600.00	\$ -	\$ 3,600.00	\$ 3,700.00	\$ 100.00	3%
WATER - HYDRANT MAINTENANCE	\$ 4,000.00	\$ 1,900.30	\$ 4,100.00	\$ -	\$ 2,500.00	\$ 4,220.00	\$ 120.00	3%
WATER - HYDRANT PAINTING	\$ 10,000.00	\$ -	\$ 10,300.00	\$ -	\$ 10,300.00	\$ 10,600.00	\$ 300.00	3%

Description	FY26 YTD									
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)		
WATER ACCT/BILLING - WAGES	\$ 28,654.00	\$ 33,212.24	\$ 50,748.36	\$ 20,606.56	\$ 50,748.36	\$ 59,218.44	\$ 8,470.08	17%		
WATER ACCT/BILLING - HEALTH	\$ 13,754.00	\$ 13,684.35	\$ 18,191.00	\$ 7,823.34	\$ 18,191.00	\$ 20,349.59	\$ 2,158.59	12%		
WATER ACCT/BILLING - WRS	\$ 1,991.00	\$ 1,990.99	\$ 2,708.90	\$ 1,330.96	\$ 2,633.65	\$ 3,303.73	\$ 594.83	22%		
WATER ACCT/BILLING - SOC SEC	\$ 1,777.00	\$ 1,860.78	\$ 3,146.40	\$ 1,193.56	\$ 3,146.40	\$ 3,671.54	\$ 525.14	17%		
WATER ACCT/BILLING - MEDICARE	\$ 415.00	\$ 435.26	\$ 735.85	\$ 279.15	\$ 735.85	\$ 858.67	\$ 122.82	17%		
WATER ACCT/BILLING - MED REIMB	\$ 250.00	\$ 247.63	\$ 325.00	\$ 162.25	\$ 325.00	\$ 350.00	\$ 25.00	8%		
WATER - CELL PHONES	\$ 1,600.00	\$ 674.48	\$ 1,600.00	\$ 503.64	\$ 1,600.00	\$ 1,645.00	\$ 45.00	3%		
WATER - AUDIT / ACCOUNTNG	\$ 15,000.00	\$ 15,904.50	\$ 15,450.00	\$ 11,337.50	\$ 15,450.00	\$ 15,910.00	\$ 460.00	3%		
WATER ADMIN - WAGES	\$ 44,096.00	\$ 37,804.57	\$ 42,005.50	\$ 20,579.44	\$ 42,005.50	\$ 54,365.49	\$ 12,359.99	29%		
WATER ADMIN - HEALTH & LIFE	\$ 4,694.00	\$ 13,205.01	\$ 14,390.10	\$ 7,656.15	\$ 14,390.10	\$ 13,874.20	\$ (515.90)	-4%		
WATER ADMIN - WRS	\$ 3,065.00	\$ 2,617.38	\$ 3,024.40	\$ 1,481.71	\$ 2,716.88	\$ 3,941.50	\$ 917.10	30%		
WATER ADMIN - SOCIAL SECURITY	\$ 2,734.00	\$ 2,221.47	\$ 2,604.34	\$ 1,213.29	\$ 2,406.38	\$ 3,370.66	\$ 766.32	29%		
WATER ADMIN - MEDICARE	\$ 639.00	\$ 519.52	\$ 609.08	\$ 283.76	\$ 562.78	\$ 788.30	\$ 179.22	29%		
WATER ADMIN - MED REIMBURSE	\$ 200.00	\$ 236.26	\$ 187.50	\$ 93.75	\$ 187.50	\$ 187.50	\$ -	0%		
WATER - OFFICE SUPPLIES	\$ 2,000.00	\$ 978.19	\$ 2,050.00	\$ 164.48	\$ 1,500.00	\$ 2,110.00	\$ 60.00	3%		
WATER - POSTAGE/COPIES	\$ 12,000.00	\$ 6,915.90	\$ 12,350.00	\$ 2,843.80	\$ 12,350.00	\$ 12,720.00	\$ 370.00	3%		
WATER - UNIFORMS/SAFETY EQUIP	\$ 6,000.00	\$ 4,915.24	\$ 6,150.00	\$ 1,477.18	\$ 3,000.00	\$ 6,330.00	\$ 180.00	3%		
WATER - PROP/LIABLTY INSURANCE	\$ 81,191.00	\$ 73,146.80	\$ 86,800.00	\$ 82,678.64	\$ 82,700.00	\$ 93,114.00	\$ 6,314.00	7%		
WATER - REGULATORY COMM	\$ 3,500.00	\$ 252.00	\$ 3,600.00	\$ 699.42	\$ 3,600.00	\$ 3,700.00	\$ 100.00	3%		
WATER - GENERAL EXPENSES	\$ 10,000.00	\$ 9,492.04	\$ 10,300.00	\$ 3,211.29	\$ 6,500.00	\$ 10,600.00	\$ 300.00	3%		
WATER - EDUC / TRAVEL / DUES	\$ 9,000.00	\$ 8,738.10	\$ 9,250.00	\$ 4,411.01	\$ 8,000.00	\$ 9,525.00	\$ 275.00	3%		
WATER - EMERGNCY RESPNSE REPTS	\$ 2,000.00	\$ 1,375.00	\$ 2,050.00	\$ 2,845.13	\$ 2,850.00	\$ 2,900.00	\$ 850.00	41%		
WATER - FORMS/PRINTING	\$ 3,000.00	\$ 2,165.50	\$ 3,050.00	\$ 914.50	\$ 3,050.00	\$ 3,140.00	\$ 90.00	3%		
WATER - FUEL / LUBRICANTS	\$ 10,000.00	\$ 8,546.93	\$ 10,300.00	\$ 3,118.61	\$ 7,500.00	\$ 10,600.00	\$ 300.00	3%		
WATER - VEHICLE MAINT / EQUIP	\$ 9,000.00	\$ 4,006.83	\$ 9,250.00	\$ 100.33	\$ 5,000.00	\$ 9,525.00	\$ 275.00	3%		
WATER - NEW EQUIPMENT	\$ 35,000.00	\$ 36.98	\$ 36,000.00	\$ -	\$ -	\$ 37,000.00	\$ 1,000.00	3%		
WATER - SCADA SYSTEM	\$ 20,000.00	\$ 11,273.45	\$ 20,600.00	\$ 8,411.90	\$ 30,000.00	\$ 21,200.00	\$ 600.00	3%		
WATER - PYMNT IN LIEU OF TAXES	\$ 200,000.00	\$ 236,320.00	\$ 200,000.00	\$ -	\$ 200,000.00	\$ 257,772.00	\$ 57,772.00	29%		
WATER - BANK SERVICE FEES	\$ -	\$ 65.00	\$ -	\$ 25.00	\$ -	\$ -	\$ -			
WATER - EXPENSES	\$ 1,489,802.00	\$ 1,334,469.61	\$ 1,648,980.51	\$ 710,051.13	\$ 1,623,548.49	\$ 2,018,817.50	\$ 369,836.99	22%		

	FY26 YTD								
Description	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
SEWER - RESIDENTIAL METERED	\$ 1,372,202.00	\$ 1,671,950.16	\$ 1,619,195.00	\$ 489,815.26	\$ 1,619,195.00	\$ 1,975,417.00	\$ 356,222.00		22%
SEWER - COMMERCIAL METERED	\$ 212,995.00	\$ 244,058.68	\$ 251,330.00	\$ 64,933.62	\$ 251,330.00	\$ 306,622.00	\$ 55,292.00		22%
SEWER - INDUSTRIAL METERED	\$ 70,000.00	\$ 89,150.94	\$ 82,600.00	\$ 25,148.94	\$ 82,600.00	\$ 100,772.00	\$ 18,172.00		22%
SEWER - INDUSTRIAL SURCHARGES	\$ 80,000.00	\$ 67,129.05	\$ 94,400.00	\$ 14,340.88	\$ 94,400.00	\$ 115,000.00	\$ 20,600.00		22%
SEWER - PUBLIC AUTHORITIES	\$ 28,000.00	\$ 28,657.60	\$ 33,000.00	\$ 6,946.71	\$ 33,000.00	\$ 40,260.00	\$ 7,260.00		22%
SEWER - HOLDING / SEPTIC TANK	\$ 200,000.00	\$ 211,606.75	\$ 236,000.00	\$ 81,769.50	\$ 236,000.00	\$ 100,000.00	\$ (136,000.00)		-58%
SEWER - MULTI FAMILY METERED	\$ 114,510.00	\$ 132,450.01	\$ 135,120.00	\$ 55,042.07	\$ 135,120.00	\$ 164,846.00	\$ 29,726.00		22%
SEWER - FORFEITED DISCOUNTS	\$ -	\$ 6,159.80	\$ -	\$ 3,782.16	\$ -	\$ -	\$ -		
SEWER - CONNECTION FEES	\$ 204,550.00	\$ 446,865.00	\$ 200,000.00	\$ 85,911.00	\$ 200,000.00	\$ 200,000.00	\$ -		0%
SEWER - S.INTERCPTR IMPACT FEE	\$ -	\$ 516.00	\$ -	\$ -	\$ -	\$ -	\$ -		
SEWER - PRIVATE WELL TESTING	\$ -	\$ 1,180.00	\$ -	\$ 1,240.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00		
SEWER - INTERST ON TEMP INVEST	\$ 138,000.00	\$ 165,755.80	\$ 138,000.00	\$ 75,776.34	\$ 138,000.00	\$ 51,430.00	\$ (86,570.00)		-63%
SEWER - AMORTIZATION PREMIUM	\$ -	\$ 7,764.29	\$ -	\$ -	\$ -	\$ -	\$ -		
SEWER - REVENUE	\$ 2,420,257.00	\$ 3,073,244.08	\$ 2,789,645.00	\$ 904,706.48	\$ 2,791,145.00	\$ 3,055,347.00	\$ 265,702.00		10%

Description	FY26 YTD								
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
SEWER SUPERVISION/LABOR -WAGES	\$ 378,141.00	\$ 339,826.74	\$ 377,624.55	\$ 134,554.34	\$ 377,624.55	\$ 360,745.34	\$ (16,879.21)	-4%	
SEWER DIGGERS HOTLINE -WAGES	\$ 6,044.00	\$ 8,690.52	\$ 11,891.60	\$ 2,958.59	\$ 11,891.60	\$ 12,222.44	\$ 330.84	3%	
SEWER SUPERVISION/LABOR-HEALTH	\$ 74,752.00	\$ 86,195.04	\$ 83,071.07	\$ 39,067.29	\$ 83,071.07	\$ 88,132.59	\$ 5,061.52	6%	
SEWER DIGGERS HOTLINE - HEALTH	\$ 1,923.00	\$ 2,628.87	\$ 1,956.45	\$ 1,318.72	\$ 1,956.45	\$ 2,888.52	\$ 932.07	48%	
SEWER SUPERVISION/LABOR - WRS	\$ 20,165.00	\$ 22,458.54	\$ 25,685.00	\$ 9,333.58	\$ 25,685.00	\$ 24,624.93	\$ (1,060.07)	-4%	
SEWER DIGGERS HOTLINE - WRS	\$ 421.00	\$ 602.34	\$ 856.20	\$ 213.01	\$ 856.20	\$ 886.13	\$ 29.93	3%	
SEWER SUPERVISION/LABOR - SS	\$ 17,989.00	\$ 20,435.86	\$ 23,412.72	\$ 7,910.93	\$ 23,412.72	\$ 22,366.21	\$ (1,046.51)	-4%	
SEWER DIGGERS HOTLINE- SOC SEC	\$ 375.00	\$ 502.35	\$ 737.28	\$ 169.47	\$ 737.28	\$ 757.79	\$ 20.51	3%	
SEWER SUPERVISION/LABOR-MEDICA	\$ 4,207.00	\$ 4,779.28	\$ 5,475.56	\$ 1,850.15	\$ 5,475.56	\$ 5,230.81	\$ (244.75)	-4%	
SEWER DIGGERS HOTLINE-MEDICARE	\$ 88.00	\$ 117.50	\$ 172.43	\$ 39.63	\$ 172.43	\$ 177.23	\$ 4.80	3%	
SEWER DIGGERS HOTLINE - MED RE	\$ 50.00	\$ 74.76	\$ 12.50	\$ 23.72	\$ 12.50	\$ 50.00	\$ 37.50	300%	
SEWER SUPERVISION - MED REIMBU	\$ 1,950.00	\$ 2,197.82	\$ 1,987.50	\$ 862.37	\$ 1,987.50	\$ 1,900.00	\$ (87.50)	-4%	
SEWER DIGGERS HOTLINE EXPENSES	\$ 10,000.00	\$ 2,768.07	\$ 10,300.00	\$ 651.99	\$ 10,000.00	\$ 10,609.00	\$ 309.00	3%	
SEWER - CHLORINE	\$ 3,500.00	\$ 2,129.71	\$ 3,600.00	\$ 1,038.74	\$ 3,200.00	\$ 3,700.00	\$ 100.00	3%	
SEWER - ALUMINUM SULFATE	\$ 54,000.00	\$ 56,847.03	\$ 57,400.00	\$ 22,510.29	\$ 92,000.00	\$ 140,000.00	\$ 82,600.00	144%	
SEWER - POLYMER	\$ 10,000.00	\$ 9,243.00	\$ 12,100.00	\$ 10,740.50	\$ 24,000.00	\$ 25,000.00	\$ 12,900.00	107%	
SEWER - SODIUM BISULFATE	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
SEWER - CHEMICALS	\$ 1,500.00	\$ 1,455.45	\$ 1,540.00	\$ 333.90	\$ 1,000.00	\$ 1,585.00	\$ 45.00	3%	
SEWER - LAB TIME / SUPPLIES	\$ 14,000.00	\$ 12,311.02	\$ 14,400.00	\$ 7,010.60	\$ 14,400.00	\$ 15,500.00	\$ 1,100.00	8%	
SEWER - OPERATION SUPPLIES	\$ 8,000.00	\$ 8,756.27	\$ 8,200.00	\$ 1,752.28	\$ 5,000.00	\$ 8,445.00	\$ 245.00	3%	
SEWER - TRANSPORTATION	\$ 16,000.00	\$ 9,851.13	\$ 16,450.00	\$ 3,085.20	\$ 11,000.00	\$ 16,940.00	\$ 490.00	3%	
SEWER - UTILITIES	\$ 165,000.00	\$ 192,474.12	\$ 169,950.00	\$ 94,297.24	\$ 169,950.00	\$ 175,040.00	\$ 5,090.00	3%	
SEWER - UNIFORMS/SAFETY EQUIP	\$ 8,000.00	\$ 4,343.08	\$ 8,225.00	\$ 1,451.99	\$ 8,000.00	\$ 8,470.00	\$ 245.00	3%	
SEWER - SLUDGE TESTING	\$ 2,000.00	\$ 1.99	\$ 2,050.00	\$ -	\$ 2,050.00	\$ 2,100.00	\$ 50.00	2%	
SEWER - COLLECT SYSTEM MAINT	\$ 80,000.00	\$ 10,822.24	\$ 82,400.00	\$ 16,608.97	\$ 25,000.00	\$ 84,870.00	\$ 2,470.00	3%	
SEWER - EQUIPMENT MAINTENANCE	\$ 60,000.00	\$ 45,378.57	\$ 61,800.00	\$ 38,553.14	\$ 61,800.00	\$ 63,650.00	\$ 1,850.00	3%	
SEWER - BLDGS / GROUNDS MAINT	\$ 125,000.00	\$ 43,974.44	\$ 128,750.00	\$ 31,159.81	\$ 132,600.00	\$ 132,600.00	\$ 3,850.00	3%	

Description	FY26 YTD								Difference (#)	Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026		FY26 Projected	FY27 Proposed			
SEWER - JOINT METERING COSTS	\$ -	\$ 42,854.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SEWER ADMIN - WAGES	\$ 44,096.00	\$ 37,819.37	\$ 42,005.50	\$ 20,579.49	\$ 42,005.50	\$ 54,365.49	\$ 12,359.99	29%		
SEWER ACCT/BILLING - WAGES	\$ 28,654.00	\$ 33,189.25	\$ 50,748.36	\$ 20,621.25	\$ 50,748.36	\$ 59,218.44	\$ 8,470.08	17%		
SEWER ADMIN - HEALTH & LIFE	\$ 4,694.00	\$ 11,370.02	\$ 14,390.10	\$ 7,656.85	\$ 14,390.10	\$ 13,874.20	\$ (515.90)	-4%		
SEWER ACCT/BILLING - HEALTH	\$ 13,754.00	\$ 13,695.03	\$ 18,191.00	\$ 7,835.28	\$ 18,191.00	\$ 20,349.59	\$ 2,158.59	12%		
SEWER ADMIN - WRS	\$ 3,065.00	\$ 2,618.20	\$ 3,024.40	\$ 1,481.77	\$ 3,024.40	\$ 3,941.50	\$ 917.10	30%		
SEWER ACCT/BILLING - WRS	\$ 1,991.00	\$ 1,991.69	\$ 2,708.90	\$ 1,332.56	\$ 2,708.90	\$ 3,303.73	\$ 594.83	22%		
SEWER ADMIN - SOCIAL SECURITY	\$ 2,734.00	\$ 2,222.46	\$ 2,604.34	\$ 1,213.29	\$ 2,604.34	\$ 3,370.66	\$ 766.32	29%		
SEWER ACCT/BILLING - SOC SECUR	\$ 1,777.00	\$ 1,859.05	\$ 3,146.40	\$ 1,194.25	\$ 3,146.40	\$ 3,671.54	\$ 525.14	17%		
SEWER ADMIN - MEDICARE	\$ 639.00	\$ 519.81	\$ 609.08	\$ 283.81	\$ 609.08	\$ 788.30	\$ 179.22	29%		
SEWER ACCT/BILLING - MEDICARE	\$ 415.00	\$ 434.60	\$ 735.85	\$ 279.36	\$ 735.85	\$ 858.67	\$ 122.82	17%		
SEWER ADMIN - MEDICAL REIMBURS	\$ 200.00	\$ 237.29	\$ 187.50	\$ 93.76	\$ 187.50	\$ 187.50	\$ -	0%		
SEWER ACCT/BILLING - MED REIMB	\$ 250.00	\$ 249.09	\$ 325.00	\$ 161.56	\$ 325.00	\$ 350.00	\$ 25.00	8%		
SEWER - OFFICE SUPPLIES	\$ 1,000.00	\$ 765.19	\$ 1,000.00	\$ 376.41	\$ 1,000.00	\$ 1,030.00	\$ 30.00	3%		
SEWER - PROP / LIAB INSURANCE	\$ 82,720.00	\$ 80,786.37	\$ 88,500.00	\$ 83,970.49	\$ 84,000.00	\$ 95,550.00	\$ 7,050.00	8%		
SEWER - AUDIT / ACCOUNTNG FEES	\$ 15,000.00	\$ 8,912.50	\$ 15,450.00	\$ 7,462.50	\$ 15,450.00	\$ 15,900.00	\$ 450.00	3%		
SEWER - METER CALIBRATION	\$ 5,000.00	\$ -	\$ 5,150.00	\$ -	\$ 5,150.00	\$ 5,300.00	\$ 150.00	3%		
SEWER - SLUDGE HAULING	\$ 110,000.00	\$ 168,660.00	\$ 150,000.00	\$ 63,291.74	\$ 150,000.00	\$ 154,500.00	\$ 4,500.00	3%		
SEWER - INDUSTRIAL MONITORING	\$ 12,000.00	\$ 15,816.00	\$ 16,000.00	\$ 8,481.85	\$ 16,500.00	\$ 17,500.00	\$ 1,500.00	9%		
SEWER - CELL/TELEPHONES	\$ 4,000.00	\$ 2,598.11	\$ 4,100.00	\$ 2,164.30	\$ 4,100.00	\$ 4,220.00	\$ 120.00	3%		
SEWER - SCADA SYSTEMS	\$ 6,000.00	\$ 3,561.09	\$ 6,150.00	\$ 6,261.00	\$ 6,300.00	\$ 6,500.00	\$ 350.00	6%		
SEWER - POSTAGE	\$ 12,000.00	\$ 6,855.42	\$ 12,300.00	\$ 2,843.80	\$ 12,300.00	\$ 12,600.00	\$ 300.00	2%		
SEWER - METAL / BIOASSAY TESTS	\$ 14,000.00	\$ 17,056.43	\$ 14,400.00	\$ 11,825.43	\$ 25,000.00	\$ 26,000.00	\$ 11,600.00	81%		
SEWER - EDUCATION/TRAVEL/DUES	\$ 8,000.00	\$ 4,488.05	\$ 8,225.00	\$ 2,533.36	\$ 5,225.00	\$ 8,470.00	\$ 245.00	3%		
SEWER - DNR ENVIRONMENTAL FEE	\$ 12,000.00	\$ 11,957.70	\$ 12,350.00	\$ 11,974.23	\$ 12,000.00	\$ 12,720.00	\$ 370.00	3%		
SEWER - EMERGENCY RESPONSE BRD	\$ 500.00	\$ 550.00	\$ 550.00	\$ 563.75	\$ 565.00	\$ 575.00	\$ 25.00	5%		
SEWER - REPLACEMENT FUND	\$ 315,368.00	\$ 7,755.90	\$ 315,368.00	\$ 34,956.00	\$ 80,000.00	\$ 316,000.00	\$ 632.00	0%		
SEWER - COMPUTER SOFTWRE UPGRD	\$ 12,000.00	\$ 10,374.89	\$ 12,350.00	\$ 4,127.00	\$ 12,000.00	\$ 12,720.00	\$ 370.00	3%		
SEWER - TOOLS	\$ 4,000.00	\$ 888.22	\$ 4,100.00	\$ 458.09	\$ 2,500.00	\$ 4,220.00	\$ 120.00	3%		
SEWER - THERMAL BONDING	\$ 3,000.00	\$ 837.00	\$ 3,050.00	\$ -	\$ 3,050.00	\$ 3,140.00	\$ 90.00	3%		
SEWER - DIGESTER FILTER STUDY	\$ 120,000.00	\$ 255.00	\$ 123,600.00	\$ -	\$ -	\$ 123,500.00	\$ (100.00)	0%		
SEWER - EXPENSES	\$ 1,905,462.00	\$ 1,380,043.47	\$ 2,041,367.29	\$ 731,519.63	\$ 1,666,699.29	\$ 2,193,215.61	\$ 151,848.32	7%		
ARPA - INTEREST ON INVES	\$ -	\$ 4,137.12	\$ -	\$ 411.33	\$ 500.00	\$ -	\$ -			
ARPA - FUND BALANCE APPLIED	\$ 145,375.62	\$ -	\$ 35,000.00	\$ -	\$ -	\$ -	\$ (35,000.00)	-100%		
ARPA - REVENUES	\$ 145,375.62	\$ 4,137.12	\$ 35,000.00	\$ 411.33	\$ 500.00	\$ -	\$ (35,000.00)	-100%		
ARPA - EXPENDITURES	\$ 145,375.62	\$ 129,618.51	\$ 35,000.00	\$ 21,303.00	\$ 35,000.00	\$ -	\$ (35,000.00)	-100%		
ARPA - EXPENSES	\$ 145,375.62	\$ 129,618.51	\$ 35,000.00	\$ 21,303.00	\$ 35,000.00	\$ -	\$ (35,000.00)	-100%		

Description	FY26 YTD				FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026				
REC - VILLAGE TRANSFER	\$ 264,508.00	\$ -	\$ -		\$ 284,871.00	\$ 298,182.00	\$ 298,182.00	
REC - GRANTS/DONATIONS/SPONSRS	\$ 8,500.00	\$ 9,895.13	\$ 10,000.00	\$ 16,585.62	\$ 10,000.00	\$ 10,000.00	\$ -	0%
REC - ADULT PROGRAM FEES	\$ 24,000.00	\$ 24,902.14	\$ 24,000.00	\$ 10,316.06	\$ 15,000.00	\$ 21,983.79	\$ (2,016.21)	-8%
REC - YOUTH PROGRAM FEES	\$ 40,000.00	\$ 54,934.80	\$ 45,000.00	\$ 34,144.73	\$ 45,000.00	\$ 50,000.00	\$ 5,000.00	11%
REC - SENIOR PROGRAMS	\$ 3,000.00	\$ 5,820.73	\$ 3,000.00	\$ 2,131.75	\$ 4,000.00	\$ 4,500.00	\$ 1,500.00	50%
REC - ADULT LEAGUES FEES	\$ 5,000.00	\$ 6,800.00	\$ 5,000.00	\$ 1,100.00	\$ 5,000.00	\$ 7,000.00	\$ 2,000.00	40%
REC - YOUTH LEAGUE FEES	\$ 2,500.00	\$ 2,600.00	\$ 2,500.00	\$ 625.00	\$ 2,500.00	\$ 2,500.00	\$ -	0%
REC - CONCESSIONS	\$ 9,000.00	\$ 6,715.00	\$ 9,000.00	\$ 2,073.00	\$ 7,500.00	\$ 10,000.00	\$ 1,000.00	11%
REC - SPECIAL EVENTS	\$ 55,000.00	\$ 49,008.00	\$ 70,000.00	\$ 23,657.35	\$ 60,000.00	\$ 70,000.00	\$ -	0%
REC - TICKET SALES	\$ -	\$ 1,930.75	\$ -	\$ -	\$ -	\$ -	\$ -	
REC - BOYS & GIRLS CLUB RENT	\$ 30,000.00	\$ 15,000.00	\$ 30,000.00	\$ 30,000.00	\$ 34,000.00	\$ 34,000.00	\$ 4,000.00	13%
REC - WASH CTY AGING RENT	\$ 6,000.00	\$ 6,574.12	\$ 6,000.00	\$ 3,222.19	\$ 5,000.00	\$ 5,000.00	\$ (1,000.00)	-17%
REC - BLDG / SHELTER RENTALS	\$ 50,000.00	\$ 68,550.00	\$ 55,000.00	\$ 18,789.60	\$ 55,000.00	\$ 58,000.00	\$ 3,000.00	5%
REC - OPEN GYM FEES	\$ 1,000.00	\$ 426.00	\$ 1,000.00	\$ 1,092.00	\$ 1,500.00	\$ 1,200.00	\$ 200.00	20%
REC - FITNESS MEMBERSHIPS	\$ 15,000.00	\$ 15,493.50	\$ 15,000.00	\$ 9,051.33	\$ 15,000.00	\$ 20,000.00	\$ 5,000.00	33%
REC - KETTLEBROK CHURCH RENT	\$ 29,000.00	\$ 30,070.00	\$ 30,000.00	\$ 15,180.00	\$ 30,000.00	\$ 30,000.00	\$ -	0%
REC - POSTAGE / COPY MACHINES	\$ 600.00	\$ 9.15	\$ 600.00	\$ 475.42	\$ 250.00	\$ 250.00	\$ (350.00)	-58%
REC - WBSC 4K PROGRAM	\$ 101,000.00	\$ 95,793.22	\$ 115,000.00	\$ 108,955.50	\$ 130,000.00	\$ 135,000.00	\$ 20,000.00	17%
REC - VILLAGE WELLNESS PROGRAM	\$ 1,500.00	\$ 12.66	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -	0%
REC - FUND BALANCE APPLIED	\$ 34,368.00	\$ -	\$ 15,000.00	\$ -	\$ 11,000.00	\$ -	\$ (15,000.00)	-100%
REC- GENERAL FUND TRANSFER	\$ -	\$ 264,508.00	\$ 284,871.00	\$ 142,435.50	\$ -	\$ -	\$ (284,871.00)	-100%
REC-TRANSFER FROM OTHER FUNDS	\$ 11,000.00	\$ -	\$ 11,000.00	\$ -	\$ -	\$ 11,000.00	\$ -	0%
REC - REVENUES	\$ 690,976.00	\$ 659,043.20	\$ 733,471.00	\$ 419,835.05	\$ 717,121.00	\$ 770,115.79	\$ 36,644.79	5%

Description	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
REC ADMIN - WAGES	\$ 257,429.00	\$ 250,085.83	\$ 231,913.28	\$ 102,136.09	\$ 231,913.28	\$ 276,429.13	\$ 44,515.85	19%
REC EVEN/WEEKEND - WAGES	\$ 30,000.00	\$ 45,642.16	\$ 43,750.00	\$ 18,936.45	\$ 43,750.00	\$ 50,959.50	\$ 7,209.50	16%
REC PART-TIME SEASONAL - WAGES	\$ 21,000.00	\$ 22,054.55	\$ 21,000.00	\$ 14,352.65	\$ 21,000.00	\$ 21,630.00	\$ 630.00	3%
REC WBSD 4K - WAGES	\$ 50,000.00	\$ 57,412.09	\$ 95,040.00	\$ 48,768.93	\$ 95,040.00	\$ 94,655.00	\$ (385.00)	0%
REC ADMIN - HEALTH/LIFE INSUR	\$ 95,918.00	\$ 76,417.77	\$ 77,805.71	\$ 43,326.72	\$ 77,805.71	\$ 63,587.46	\$ (14,218.25)	-18%
REC PART-TIME/SEAS-HEALTH/LIFE	\$ -	\$ 43.96	\$ -	\$ 31.92	\$ -	\$ -	\$ -	
REC ADMIN - WRS	\$ 22,564.00	\$ 16,754.35	\$ 16,697.76	\$ 7,060.81	\$ 16,697.76	\$ 17,552.91	\$ 855.15	5%
REC EVEN/WEEKEND - WRS	\$ 2,000.00	\$ 137.48	\$ 164.70	\$ 98.82	\$ 164.70	\$ 168.56	\$ 3.86	2%
REC PART-TIME/SEASONAL - WRS	\$ 100.00	\$ 137.61	\$ -	\$ 36.24	\$ -	\$ -	\$ -	
REC WBSD 4K - WRS	\$ 3,500.00	\$ 2,592.21	\$ 3,888.00	\$ 2,177.28	\$ 3,888.00	\$ 3,942.19	\$ 54.19	1%
REC ADMIN - SOCIAL SECURITY	\$ 14,884.00	\$ 15,334.69	\$ 14,378.62	\$ 6,741.92	\$ 14,378.62	\$ 17,138.61	\$ 2,759.99	19%
REC EVEN/WEEKEND - SOC SEC	\$ 3,200.00	\$ 2,817.19	\$ 3,208.78	\$ 1,174.10	\$ 3,208.78	\$ 3,159.49	\$ (49.29)	-2%
REC PART-TIME/SEASON - SOC SEC	\$ 1,500.00	\$ 1,324.33	\$ 1,302.00	\$ 889.88	\$ 1,302.00	\$ 1,341.06	\$ 39.06	3%
REC WBSD 4K - SOCIAL SECURITY	\$ 4,000.00	\$ 3,507.58	\$ 5,892.48	\$ 2,991.77	\$ 5,892.48	\$ 5,868.61	\$ (23.87)	0%
REC ADMIN - MEDICARE	\$ 3,481.00	\$ 3,586.50	\$ 3,362.74	\$ 1,576.82	\$ 3,362.74	\$ 4,008.22	\$ 645.48	19%
REC EVEN/WEEKEND - MEDICARE	\$ 650.00	\$ 658.97	\$ 634.38	\$ 274.59	\$ 1,254.54	\$ 738.91	\$ 104.53	16%
REC PART-TIME/SEASON -MEDICARE	\$ 350.00	\$ 309.75	\$ 304.50	\$ 208.16	\$ 304.50	\$ 313.64	\$ 9.14	3%
REC WBSD 4K - MEDICARE	\$ 700.00	\$ 820.35	\$ 1,378.08	\$ 699.66	\$ 1,378.08	\$ 1,372.50	\$ (5.58)	0%
REC ADMIN - MEDICAL REIMBURSE	\$ 2,000.00	\$ 1,092.73	\$ 1,000.00	\$ 326.91	\$ 1,000.00	\$ 1,000.00	\$ -	0%
REC - EDUCATION/TRAVEL/DUES	\$ 5,000.00	\$ 4,025.96	\$ 5,000.00	\$ 1,423.58	\$ 4,000.00	\$ 5,500.00	\$ -	0%
REC - PROGRAM / ACCT REFUNDS	\$ 3,000.00	\$ 9,182.00	\$ 5,000.00	\$ 2,655.25	\$ 5,000.00	\$ 5,000.00	\$ -	0%
REC - PROP/LIABLTY INSURANCE	\$ 6,000.00	\$ 3,428.76	\$ 6,500.00	\$ 3,875.56	\$ 6,500.00	\$ 5,500.00	\$ (1,000.00)	-15%
REC - COMPUTER EQUIPMENT	\$ 4,000.00	\$ 2,838.53	\$ 5,000.00	\$ 2,629.23	\$ 5,000.00	\$ 5,000.00	\$ -	0%
REC - GAS / ELECTRIC	\$ 45,000.00	\$ 33,428.07	\$ 48,000.00	\$ 16,572.35	\$ 44,000.00	\$ 44,000.00	\$ (4,000.00)	-8%
REC - OFFICE SUPPLIES	\$ 3,000.00	\$ 2,416.52	\$ 3,500.00	\$ 438.77	\$ 3,500.00	\$ 3,500.00	\$ -	0%
REC - WATER / SEWER	\$ 3,000.00	\$ 3,196.69	\$ 3,500.00	\$ 838.00	\$ 3,500.00	\$ 3,500.00	\$ -	0%
REC - CELL PHONES	\$ 1,800.00	\$ 1,567.22	\$ 1,800.00	\$ 552.39	\$ 1,800.00	\$ 1,800.00	\$ -	0%
REC - PHONE / INTERNET	\$ 3,000.00	\$ 5,397.94	\$ 3,500.00	\$ 1,481.07	\$ 3,500.00	\$ 3,500.00	\$ -	0%
REC - IT SUPPORT	\$ 7,500.00	\$ 8,184.59	\$ 8,000.00	\$ 8,144.25	\$ 9,000.00	\$ 9,000.00	\$ 1,000.00	13%
REC - BLDG EQUIPMENT / REPAIRS	\$ 12,000.00	\$ 15,001.66	\$ 15,000.00	\$ 3,920.90	\$ 15,000.00	\$ 15,000.00	\$ -	0%
REC - YOUTH PROGRAM SUPPLIES	\$ 2,500.00	\$ 2,885.11	\$ 3,000.00	\$ 1,852.70	\$ 3,000.00	\$ 3,000.00	\$ -	0%
REC - JANITORIAL/BLDG SUPPLIES	\$ 3,000.00	\$ 3,567.56	\$ 3,500.00	\$ 1,922.83	\$ 3,500.00	\$ 3,500.00	\$ -	0%
REC - ADULT PROGRAM SUPPLIES	\$ 1,500.00	\$ 2,180.04	\$ 1,500.00	\$ 851.84	\$ 1,500.00	\$ 1,500.00	\$ -	0%
REC - SENIOR PROGRAMS	\$ 1,000.00	\$ 3,260.17	\$ 1,200.00	\$ 547.19	\$ 1,200.00	\$ 1,200.00	\$ -	0%
REC - SPECIAL EVENTS	\$ 12,000.00	\$ 13,065.03	\$ 25,000.00	\$ 10,773.34	\$ 20,000.00	\$ 25,000.00	\$ -	0%
REC - PRINTING	\$ 3,300.00	\$ 2,824.76	\$ 3,500.00	\$ 3,421.15	\$ 3,500.00	\$ 3,500.00	\$ -	0%
REC - POSTAGE / COPIER	\$ 4,200.00	\$ 3,680.52	\$ 4,500.00	\$ 336.56	\$ 4,000.00	\$ 4,000.00	\$ (500.00)	-11%
REC - STAFF UNIFORMS	\$ 1,000.00	\$ 923.80	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	0%
REC - CONCESSIONS-RESALEABLE	\$ 5,000.00	\$ 5,718.46	\$ 5,000.00	\$ 2,829.02	\$ 5,000.00	\$ 5,000.00	\$ -	0%
REC - ADULT LEAGUES	\$ 2,000.00	\$ 1,162.18	\$ 2,000.00	\$ 224.94	\$ 2,000.00	\$ 2,000.00	\$ -	0%
REC - CONTRACTUAL SERVICES	\$ 35,000.00	\$ 42,795.27	\$ 38,000.00	\$ 19,065.67	\$ 38,000.00	\$ 38,000.00	\$ -	0%
REC - CONTINGENCY	\$ 500.00	\$ 625.46	\$ 750.00	\$ 313.35	\$ 750.00	\$ 750.00	\$ -	0%
REC - CONCESSION STAND MAINT	\$ 800.00	\$ 807.22	\$ 1,000.00	\$ 295.00	\$ 1,000.00	\$ 1,000.00	\$ -	0%
REC - FIRE/SECURITY MONITORING	\$ 5,000.00	\$ 2,795.45	\$ 6,000.00	\$ 2,222.92	\$ 6,000.00	\$ 5,500.00	\$ (500.00)	-8%
REC - SALES & USE TAX	\$ 4,000.00	\$ 2,784.05	\$ 4,500.00	\$ 2,460.77	\$ 4,500.00	\$ 4,000.00	\$ (500.00)	-11%
REC - WBSD 4K PROGRAM SUPPLIES	\$ 2,600.00	\$ 1,705.15	\$ 5,000.00	\$ 2,608.52	\$ 5,000.00	\$ 5,000.00	\$ -	0%
REC - VILLAGE WELLNESS PROGRAM	\$ 1,000.00	\$ 346.63	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	0%
REC - EXPENSES	\$ 690,976.00	\$ 680,524.90	\$ 733,471.03	\$ 344,066.87	\$ 724,091.19	\$ 770,115.79	\$ 36,644.76	5%

Description	FY26 YTD							
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
CAP PRJT - TAX LEVY	\$ 141,862.17	\$ 141,862.00	\$ 321,119.00	\$ -	\$ 321,119.00		\$ (321,119.00)	-100%
CAP PRJT - STATE ROAD GRANT	\$ -	\$ 41,530.94	\$ -	\$ -	\$ -		\$ -	
CAP PRJT - POLICE IMPACT FEE	\$ -	\$ 83,538.43	\$ -	\$ 17,540.72	\$ 30,000.00	\$ -	\$ -	
CAP PRJT - FIRE IMPACT FEE	\$ -	\$ 126,811.59	\$ -	\$ 26,314.26	\$ 41,000.00	\$ -	\$ -	
CAP PRJT - SPEC ASSESS PRINCIP	\$ -	\$ 162,670.29	\$ -	\$ 4,414.00	\$ 5,400.00	\$ -	\$ -	
CAP PRJT - SPECIAL ASSESS INT	\$ -	\$ 9,640.74	\$ -	\$ 30.42	\$ 45.00	\$ -	\$ -	
CAP PRJT - LT DEBT PROCEEDS	\$ -	\$ 3,815,000.00	\$ -	\$ 2,500,000.00	\$ 2,500,000.00	\$ -	\$ -	
CAP PRJT - INTEREST	\$ 7,743.00	\$ 169,209.82	\$ 10,000.00	\$ 28,090.28	\$ 56,000.00	\$ 10,000.00	\$ -	0%
CAP PRJT - TRANS FROM FUND BAL	\$ 300,000.00	\$ -	\$ -		\$ 211,854.98	\$ 210,350.02	\$ 210,350.02	
CAP PRJT - MISC REVENUE	\$ -	\$ 5,119.09	\$ -	\$ -	\$ -	\$ -	\$ -	
CAP PRJT - PREMIUM LT DEBT	\$ -	\$ 57,941.15	\$ -	\$ 74,111.70	\$ 74,111.70	\$ -	\$ -	
CAP PRJT - REVENUE	\$ 449,605.17	\$ 4,613,324.05	\$ 331,119.00	\$ 2,650,501.38	\$ 3,239,530.68	\$ 220,350.02	\$ (110,768.98)	-33%
CAP PRJT - HICKORY LANE PARK	\$ 75,000.00	\$ 75,423.00	\$ 20,000.00	\$ 1,651.33	\$ 20,000.00	\$ 20,000.00	\$ -	0%
CAP PRJT - STREETS MACHINERY	\$ 115,605.17	\$ 180,121.49	\$ 172,000.00	\$ 120,273.00	\$ 150,273.00	\$ -	\$ (172,000.00)	-100%
CAP PRJT - MISC PROJECT COSTS	\$ 99,000.00	\$ 35,474.68	\$ 35,000.00	\$ 4,845.83	\$ -	\$ 262,500.00	\$ 227,500.00	650%
CAP PRJT - REPAIRS/CONSTRUCT	\$ 125,000.00	\$ 2,288,293.29	\$ -	\$ 154,588.49	\$ 2,500,000.00	\$ -	\$ -	
CAP PRJT - MISC TID EXPENSES	\$ -	\$ (507,256.00)	\$ -	\$ -	\$ -	\$ -	\$ -	
CAP PRJT - ELECTION EQUIPMENT	\$ -	\$ -	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 6,000.00	\$ (6,000.00)	-50%
CAP PRJT - CHESTNUT COURT	\$ -	\$ (23,623.53)	\$ -	\$ -	\$ -	\$ -	\$ -	
CAP PRJT - COMM CENTER EXPANSE	\$ -	\$ 1,831,045.33	\$ -	\$ 2,584.68	\$ 2,584.68	\$ -	\$ -	
CAP PRJT - MIDWEST FIBER RELOC	\$ -	\$ -	\$ 120,000.00	\$ -	\$ 120,000.00	\$ -	\$ (120,000.00)	-100%
CAP PRJT - COMM CENTER HVAC	\$ 18,000.00	\$ -	\$ 18,000.00	\$ -	\$ -	\$ 15,000.00	\$ (3,000.00)	-17%
CAP PRJT - JACKSON PARK TABLES	\$ 17,000.00	\$ 16,998.49	\$ 17,000.00	\$ 14,160.08	\$ 17,000.00	\$ -	\$ (17,000.00)	-100%
CAP PRJT - DOG PARK FEASABILTY	\$ -	\$ 33,470.00	\$ 10,000.00	\$ -	\$ 25,000.00	\$ -	\$ (10,000.00)	-100%
CAP PRJT - HICKORY LN PRK PATH	\$ -	\$ 5,658.00	\$ -	\$ -	\$ -	\$ -	\$ -	
CAP PRJT - MUNICIPAL BLDG EXP	\$ -	\$ 12,980.91	\$ -	\$ -	\$ -	\$ 24,000.00	\$ 24,000.00	
CAP PRJT - ISSUANCE EXPENSES	\$ -	\$ 157,676.75	\$ -	\$ 111,539.20	\$ 111,539.20	\$ -	\$ -	
CAP PRJT - TRANSFER TO TID #4		\$ 114,018.59		\$ -	\$ -	\$ -	\$ -	
CAP PRJT - TRANSFER TO DEBT SERVICE					\$ 211,854.98	\$ 210,350.02	\$ 210,350.02	
CAP PRJT - EXPENSES	\$ 449,605.17	\$ 4,220,281.00	\$ 404,000.00	\$ 409,642.61	\$ 3,170,251.86	\$ 537,850.02	\$ 133,850.02	33%

Description	FY26 YTD				FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026				
TID #4 - TAX REVENUE	\$ -	\$ 796,591.59	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #4 - TAX INCREMENT	\$ 762,116.00	\$ -	\$ 766,339.00	\$ -	\$ -	\$ -	\$ (766,339.00)	-100%
TID #4 - EXEMPT COMPUTER AID	\$ 5,087.62	\$ 5,087.62	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #4 - STATE PERS PROP AID	\$ 49,556.40	\$ 49,556.40	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #4 - TRANSFER FROM CAP PRJ		\$ 114,018.59		\$ -	\$ -	\$ -	\$ -	
TID #4 - REVENUES	\$ 816,760.02	\$ 965,254.20	\$ 766,339.00	\$ -	\$ -	\$ -	\$ (766,339.00)	-100%
TID #4 - MISC TID EXPENSES	\$ 15,000.00	\$ 509,756.00	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #4 - TRANS TO GF FOR REPAY	\$ 311,208.00	\$ -	\$ -		\$ -	\$ -	\$ -	
TID #4 - TRANSFER TO TID #7		\$ 796,591.59		\$ -	\$ -	\$ -	\$ -	
TID #4 - EXPENSES	\$ 326,208.00	\$ 1,306,347.59	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #5 - TAX INCREMENT	\$ 88,282.00	\$ 94,831.37	\$ 91,230.00	\$ -	\$ 94,831.00	\$ 96,690.00	\$ 5,460.00	6%
TID #5 - STATE PERS PROP AID	\$ 1,964.74	\$ 1,964.74	\$ 1,964.74	\$ 1,964.74	\$ 1,964.74	\$ 1,964.74	\$ -	0%
TID #5 - REVENUES	\$ 90,246.74	\$ 96,796.11	\$ 93,194.74	\$ 1,964.74	\$ 96,795.74	\$ 98,654.74	\$ 5,460.00	6%
TID #5 - DEVELOPER AGREEMNTS	\$ 82,985.00	\$ 89,141.49	\$ 85,756.00	\$ 44,639.55	\$ 90,889.00	\$ 90,889.00	\$ 5,133.00	6%
TID #5 - MISC TID EXPENSES	\$ 1,850.00	\$ 1,650.00	\$ 1,850.00	\$ 150.00	\$ 1,850.00	\$ 1,850.00	\$ -	0%
TID #5 - EXPENSES	\$ 84,835.00	\$ 90,791.49	\$ 87,606.00	\$ 44,789.55	\$ 92,739.00	\$ 92,739.00	\$ 5,133.00	6%
TID #6 - SPECIAL ASSESS-PRINCI	\$ -	\$ 1,434.26	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #6 - SPECIAL ASSESS-INT	\$ -	\$ 286.85	\$ -	\$ -	\$ -	\$ -	\$ -	
TID #6 - TAX INCREMENT	\$ 307,332.00	\$ 319,464.30	\$ 469,817.00	\$ -	\$ 453,668.00	\$ 500,367.00	\$ 30,550.00	7%
TID #6 - STATE PERS PROP AID	\$ 17,111.40	\$ 17,111.40	\$ 17,111.40	\$ 17,111.40	\$ 17,111.40	\$ 17,111.40	\$ -	0%
TID #6 - REVENUES	\$ 324,443.40	\$ 338,296.81	\$ 486,928.40	\$ 17,111.40	\$ 470,779.40	\$ 517,478.40	\$ 30,550.00	6%
TID #6 - MISC TID EXPENSES	\$ 2,000.00	\$ 2,499.50	\$ 2,000.00	\$ 150.00	\$ 2,000.00	\$ 2,000.00	\$ -	0%
TID #6 - DEVELOPER AGREEMNTS	\$ -	\$ 423,560.00	\$ 686,660.00	\$ 345,580.00	\$ 506,472.00	\$ 703,893.00	\$ 17,233.00	3%
TID #6 - TRANS TO DEBT SRV	\$ 309,910.00	\$ 309,910.00	\$ 323,610.00	\$ -	\$ 323,610.00	\$ 341,968.00	\$ 18,358.00	6%
TID #6 - EXPENSES	\$ 311,910.00	\$ 735,969.50	\$ 1,012,270.00	\$ 345,730.00	\$ 832,082.00	\$ 1,047,861.00	\$ 35,591.00	4%

Description	FY26 YTD								
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)	
TID #7 - TAX INCREMENT	\$ 32,783.00	\$ 34,077.54	\$ 154,008.00	\$ -	\$ 256,684.00	\$ 432,545.00	\$ 278,537.00	181%	
TID #7 - STATE PERS PROP AID	\$ 9,274.21	\$ 9,274.21	\$ 9,274.21	\$ 9,274.21	\$ 9,274.21	\$ 9,274.21	\$ -	0%	
TID #7 - INFASRUCTURE OAKS	\$ -	\$ 45,253.22	\$ 5,253.22	\$ -	\$ -	\$ -	\$ (5,253.22)	-100%	
TID #7 - LAND SALES	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TID #7 - TRANSFER FROM TID #4	\$ -	\$ 796,591.59	\$ -	\$ -	\$ -	\$ -	\$ -		
TID #7 - INTEREST	\$ -	\$ 6,111.97	\$ -	\$ 1,438.48	\$ 2,338.48	\$ 500.00	\$ 500.00		
TID #7 - MISC REVENUE	\$ -	\$ 375.00	\$ -	\$ 6,910.00	\$ 6,910.00	\$ 21,582.00	\$ 21,582.00		
TID #7 - REVENUES	\$ 142,057.21	\$ 891,683.53	\$ 168,535.43	\$ 17,622.69	\$ 275,206.69	\$ 463,901.21	\$ 295,365.78	175%	
TID #7 - MISC TID EXPENSES	\$ 10,000.00	\$ (395.97)	\$ 20,000.00	\$ 214,738.60	\$ 220,000.00	\$ 1,000.00	\$ (19,000.00)	-95%	
TID #7 - DEVELOPER AGREEMNTS	\$ 108,546.79	\$ 117,295.14	\$ 117,295.14	\$ -	\$ 117,295.00	\$ 117,295.14	\$ -	0%	
TID #7 - LT DEBT PRINCIPAL	\$ 86,400.00	\$ -	\$ 91,200.00	\$ -	\$ 91,200.00	\$ -	\$ (91,200.00)	-100%	
TID #7 - LT DEBT INTEREST	\$ 42,165.00	\$ -	\$ 59,432.00	\$ -	\$ 59,432.00	\$ -	\$ (59,432.00)	-100%	
TID #7 - OAKS OF JACKSON	\$ 30,000.00	\$ 18,990.85	\$ 5,000.00	\$ 6,099.25	\$ 7,000.00	\$ 10,000.00	\$ 5,000.00	100%	
TID #7 - RIDGEWAY COMMERCIAL	\$ 40,000.00	\$ 10,707.01	\$ 40,000.00	\$ 8,058.75	\$ 10,000.00	\$ 10,000.00	\$ (30,000.00)	-75%	
TID #7 - EAGLE DR ROUNDABOUT	\$ -	\$ 532.09	\$ -	\$ -	\$ -	\$ -	\$ -		
TID #7 - TRANS TO DEBT SERVICE	\$ -	\$ 128,564.80	\$ 150,632.00	\$ -	\$ 130,701.00	\$ 132,693.00	\$ (17,939.00)	-12%	
TID #7 - EXPENSES	\$ 317,111.79	\$ 275,693.92	\$ 483,559.14	\$ 228,896.60	\$ 635,628.00	\$ 270,988.14	\$ (212,571.00)	-44%	
DEBT SRV - TAX LEVY	\$ 1,654,695.00	\$ 1,654,695.00	\$ 1,754,766.00	\$ -	\$ 1,754,766.00	\$ 1,875,291.00	\$ 120,525.00	7%	
DEBT SRV - TRANSFER FROM TID 6	\$ 309,910.00	\$ 309,910.00	\$ 323,610.00	\$ -	\$ 323,610.00	\$ 432,545.00	\$ 108,935.00	34%	
DEBT SRV - TRANSFR FROM TID 7	\$ 128,565.00	\$ 128,564.80	\$ 150,632.00	\$ -	\$ 130,701.00	\$ 132,693.00	\$ (17,939.00)	-12%	
DEBT SRV - TRANSFER FROM FIRE	\$ 71,454.29	\$ 71,454.29	\$ 71,454.29	\$ 71,454.29	\$ 71,454.29	\$ 71,454.29	\$ -	0%	
DEBT SRV - TRANSFER FROM WATER	\$ -	\$ -	\$ 54,619.00	\$ -	\$ -	\$ -	\$ (54,619.00)	-100%	
DEBT SRV - TRANSFER FROM SEWER	\$ -	\$ -	\$ 54,619.00	\$ -	\$ -	\$ -	\$ (54,619.00)	-100%	
DEBT SRV - TRANSFER FROM CAP PROJ	\$ -	\$ -	\$ -	\$ -	\$ 211,854.98	\$ 210,350.02			
DEBT SRV - REVENUES	\$ 2,164,624.29	\$ 2,164,624.09	\$ 2,409,700.29	\$ 71,454.29	\$ 2,492,386.27	\$ 2,722,333.31	\$ 312,633.02	13%	
DEBT SRV - LT DEBT PRINCIPAL	\$ 1,458,690.00	\$ 1,458,693.72	\$ 1,511,180.00	\$ 1,781,179.73	\$ 1,511,180.00	\$ 1,725,543.00	\$ 214,363.00	14%	
DEBT SRV - LT DEBT INTEREST	\$ 704,334.00	\$ 787,872.66	\$ 896,820.00	\$ 609,662.93	\$ 896,820.00	\$ 913,199.00	\$ 16,379.00	2%	
DEBT SRV - PAYING AGENT FEE	\$ 1,600.00	\$ 2,100.00	\$ 1,700.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 400.00	24%	
DEBT SRV - EXPENSES	\$ 2,164,624.00	\$ 2,248,666.38	\$ 2,409,700.00	\$ 2,392,942.66	\$ 2,410,100.00	\$ 2,640,842.00	\$ 231,142.00	10%	
PARK FUND - FEES COLLECTED	\$ 10,000.00	\$ 127,474.00	\$ 10,000.00	\$ 26,187.00	\$ 45,000.00	\$ 10,000.00	\$ -	0%	
PARK FUND - INT ON INVESTMENTS	\$ 500.00	\$ 8,365.14	\$ 1,000.00	\$ 5,142.14	\$ 7,800.00	\$ 500.00	\$ (500.00)	-50%	
PARK FUND - REVENUES	\$ 10,500.00	\$ 135,839.14	\$ 11,000.00	\$ 31,329.14	\$ 52,800.00	\$ 10,500.00	\$ (500.00)	-5%	
PARK FUND - IMPACT PROJECTS	\$ -	\$ -	\$ 100,000.00	\$ 525.00	\$ -	\$ -	\$ (100,000.00)	-100%	
PARK FUND - EXPENSES	\$ -	\$ -	\$ 100,000.00	\$ 525.00	\$ -	\$ -	\$ (100,000.00)	-100%	

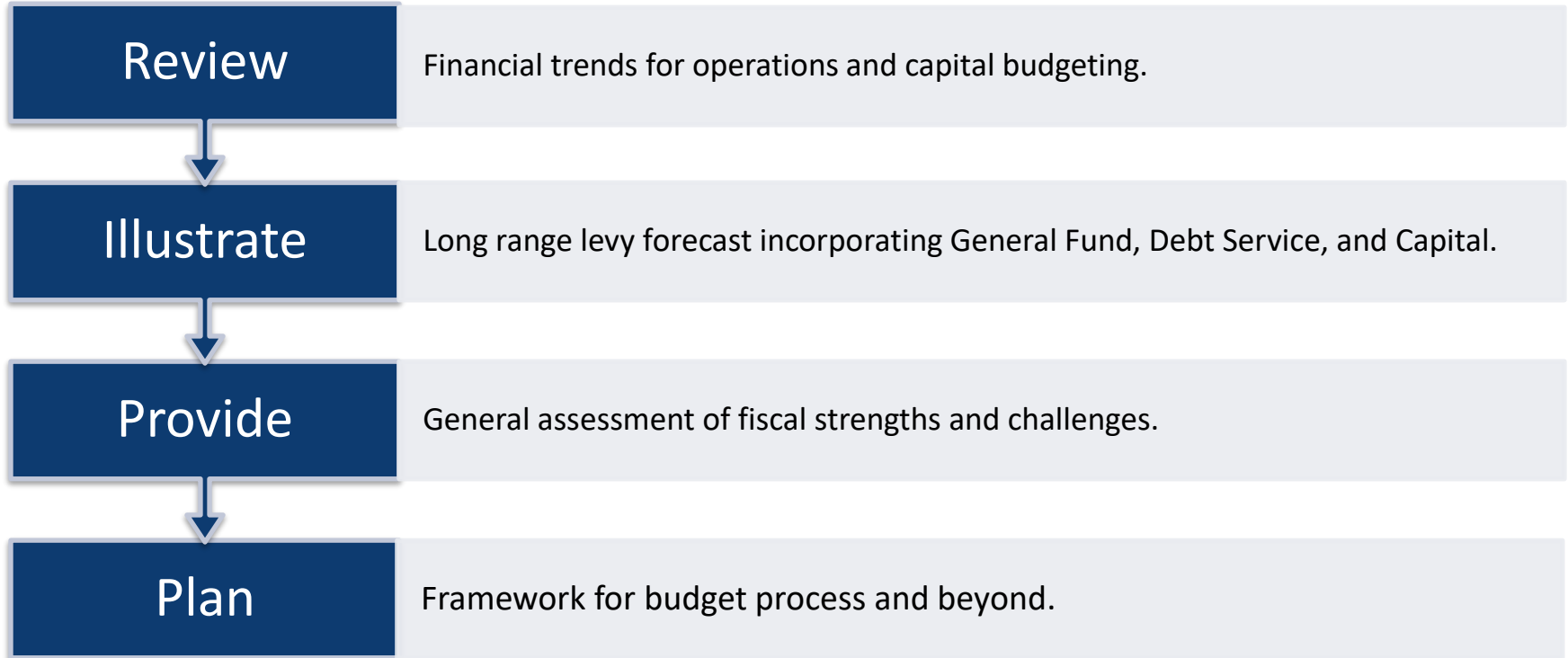
Description	FY26 YTD							
	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)
FIRE - STATE 2% DUES	\$ 81,377.17	\$ 94,305.09	\$ 81,377.17	\$ 91,428.52	\$ 91,428.52	\$ 81,377.17	\$ -	0%
FIRE - EMS FAP FUNDS	\$ 7,800.00	\$ 110,178.70	\$ 60,747.16	\$ -	\$ 60,747.16	\$ 60,747.16	\$ -	0%
FIRE - GRANT REVENUE	\$ -	\$ -	\$ -	\$ 1,037.84	\$ 1,037.84	\$ -	\$ -	
FIRE - OTHER STATE AID	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -	\$ -	\$ -	\$ (12,000.00)	-100%
FIRE - CPR TRAINING	\$ 2,500.00	\$ 2,630.00	\$ 2,500.00	\$ 1,050.00	\$ 2,500.00	\$ 2,500.00	\$ -	0%
FIRE - EMS BILLING	\$ 375,000.00	\$ 487,294.95	\$ 375,000.00	\$ 222,759.91	\$ 390,000.00	\$ 390,000.00	\$ 15,000.00	4%
FIRE - HAZ MAT INCIDENTS	\$ 500.00	\$ 400.00	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	\$ -	0%
FIRE - INTEREST	\$ 50.00	\$ 144.13	\$ 50.00	\$ 63.24	\$ 52.70	\$ 50.00	\$ -	0%
FIRE - MISCELLANEOUS	\$ 1,000.00	\$ 16,285.30	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	0%
FIRE - OCCUPANCY PERMITS	\$ 1,000.00	\$ 1,407.00	\$ 1,000.00	\$ 200.00	\$ 500.00	\$ 1,000.00	\$ -	0%
FIRE - OFFICE FEES	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	
FIRE - PERMIT FEES	\$ 1,000.00	\$ 2,084.00	\$ 1,000.00	\$ 699.00	\$ 1,000.00	\$ 1,000.00	\$ -	0%
FIRE - GENERAL FUND TRANSFER	\$ 653,340.93	\$ 653,340.93	\$ 710,657.22	\$ 355,328.64	\$ 710,657.22	\$ 839,942.10	\$ 129,284.88	18%
FIRE - TOWN/JACKSON TRANSFER	\$ 340,910.05	\$ 351,444.10	\$ 374,763.37	\$ 187,381.68	\$ 374,763.37	\$ 444,234.74	\$ 69,471.37	19%
FIRE - TOWN/POLK TRANSFER	\$ 108,959.96	\$ 108,959.96	\$ 113,714.51	\$ 56,857.26	\$ 113,714.51	\$ 136,743.02	\$ 23,028.51	20%
FIRE - TOWN/GERMANTOWN TRANSFR	\$ 21,068.10	\$ 10,534.06	\$ 21,101.91	\$ 10,550.96	\$ 21,101.91	\$ 25,342.00	\$ 4,240.09	20%
FIRE - DONATIONS	\$ 1,000.00	\$ 5,481.30	\$ 1,000.00	\$ 4,241.06	\$ 1,000.00	\$ 1,000.00	\$ -	0%
FIRE - INTEREST ON INVESTMENTS	\$ 200.00	\$ 608.95	\$ 200.00	\$ 267.20	\$ 200.00	\$ 200.00	\$ -	0%
FIRE - FIRE PREVENT DONATIONS	\$ 5,000.00	\$ 6,500.00	\$ 5,000.00	\$ 5,550.00	\$ 5,000.00	\$ 5,000.00	\$ -	0%
FIRE - SALE OF EQUIPMENT	\$ -	\$ 6,702.24	\$ -	\$ -	\$ -	\$ -	\$ -	
FIRE - RESERVE FUND BALANCE	\$ 30,880.00	\$ -	\$ 77,991.22	\$ -	\$ 77,991.22	\$ -	\$ (77,991.22)	-100%
FIRE - REVENUES	\$ 1,643,586.21	\$ 1,858,310.71	\$ 1,839,602.56	\$ 937,415.31	\$ 1,853,194.45	\$ 1,990,636.19	\$ 151,033.63	8%

	FY26 YTD									
Description	FY25 Adopted	FY25 Actual	FY26 Budgeted	6/30/2026	FY26 Projected	FY27 Proposed	Difference (#)	Difference (%)		
FIRE - SALARIES / WAGES	\$ 808,654.48	\$ 804,862.72	\$ 902,946.65	\$ 441,923.09	\$ 902,946.65	\$ 1,038,939.45	\$ 135,992.80		15%	
FIRE - HEALTH & LIFE INSURANCE	\$ 167,598.00	\$ 125,408.87	\$ 157,294.25	\$ 67,447.26	\$ 157,294.25	\$ 169,475.12	\$ 12,180.87		8%	
FIRE - WRS	\$ 86,844.85	\$ 94,022.34	\$ 100,402.87	\$ 51,039.71	\$ 100,402.87	\$ 116,600.60	\$ 16,197.73		16%	
FIRE - SOCIAL SECURITY	\$ 50,136.58	\$ 48,700.14	\$ 55,982.69	\$ 26,855.74	\$ 55,982.69	\$ 64,414.25	\$ 8,431.56		15%	
FIRE - MEDICARE	\$ 11,460.43	\$ 11,389.41	\$ 13,092.73	\$ 6,280.80	\$ 13,092.73	\$ 15,064.62	\$ 1,971.89		15%	
FIRE - MEDICAL REIMBURSEMENT	\$ 3,000.00	\$ 2,493.43	\$ 3,000.00	\$ 1,249.95	\$ 3,000.00	\$ 3,000.00	\$ -		0%	
FIRE - ELECTRONIC EQUIPMENT	\$ 10,200.00	\$ 5,717.49	\$ 10,404.00	\$ 4,257.70	\$ 10,400.00	\$ 10,716.12	\$ 312.12		3%	
FIRE - FUEL / LUBRICANTS	\$ 18,169.20	\$ 18,883.05	\$ 18,532.70	\$ 10,125.00	\$ 20,250.00	\$ 19,088.68	\$ 555.98		3%	
FIRE - BLDG & GROUNDS MAINT	\$ 10,300.00	\$ 11,378.11	\$ 10,609.00	\$ 3,530.18	\$ 10,500.00	\$ 10,927.27	\$ 318.27		3%	
FIRE - COMPUTER SUPRT/SOFTWARE	\$ 20,910.00	\$ 22,330.92	\$ 21,328.20	\$ 15,335.42	\$ 21,968.05	\$ 21,968.05	\$ 639.85		3%	
FIRE - NEW & REPLACEMENT EQUIP	\$ 14,103.60	\$ 17,231.90	\$ 14,385.67	\$ 6,180.65	\$ 14,000.00	\$ 14,817.24	\$ 431.57		3%	
FIRE - TRUCK & EQUIPMENT MAINT	\$ 23,690.00	\$ 24,483.48	\$ 25,111.40	\$ 32,360.13	\$ 50,000.00	\$ 30,000.00	\$ 4,888.60		19%	
FIRE - OFFICE SUPPLIES/POSTAGE	\$ 3,800.00	\$ 2,167.01	\$ 3,876.00	\$ 3,370.05	\$ 5,000.00	\$ 4,000.00	\$ 124.00		3%	
FIRE - PRE-EMPLOYMENT PHYSICAL	\$ 4,120.00	\$ 6,338.00	\$ 4,408.40	\$ 2,865.00	\$ 4,500.00	\$ 4,500.00	\$ 91.60		2%	
FIRE - LENGTH OF SRVCE PROGRAM	\$ 13,390.00	\$ 13,390.00	\$ 13,657.80	\$ 13,657.80	\$ 13,657.80	\$ 14,067.53	\$ 409.73		3%	
FIRE - INTERCPT/HEALTHCR BLNG	\$ 30,900.00	\$ 19,589.16	\$ 31,827.00	\$ 11,014.84	\$ 28,000.00	\$ 32,781.81	\$ 954.81		3%	
FIRE - FIRE PREVENTION	\$ 6,901.00	\$ 7,686.44	\$ 7,108.03	\$ 2,146.87	\$ 7,000.00	\$ 7,500.00	\$ 391.97		6%	
FIRE - SCENE ASSISTANCE	\$ 3,311.00	\$ -	\$ 3,600.00	\$ -	\$ 3,600.00	\$ 4,000.00	\$ 400.00		11%	
FIRE - TURN OUT GEAR/UNIFORMS	\$ 25,500.00	\$ 20,969.86	\$ 27,030.00	\$ 11,736.55	\$ 27,846.00	\$ 28,000.00	\$ 970.00		4%	
FIRE - SCBA TESTING / REPAIR	\$ 3,090.00	\$ 2,741.50	\$ 3,182.70	\$ 1,863.54	\$ 3,000.00	\$ 3,000.00	\$ (182.70)		-6%	
FIRE - LADDER TESTING	\$ 2,328.82	\$ 1,773.00	\$ 2,398.68	\$ -	\$ 2,398.68	\$ 3,000.00	\$ 601.32		25%	
FIRE - AUDIT / ACCOUNTING	\$ 1,000.00	\$ -	\$ 1,030.00	\$ -	\$ 1,030.00	\$ 1,000.00	\$ (30.00)		-3%	
FIRE - UTILITIES	\$ 50,184.00	\$ 43,002.97	\$ 51,187.68	\$ 21,331.86	\$ 51,187.68	\$ 52,723.31	\$ 1,535.63		3%	
FIRE - TELEPHONE	\$ 5,610.00	\$ 4,944.97	\$ 5,800.00	\$ 2,496.48	\$ 5,000.00	\$ 5,974.00	\$ 174.00		3%	
FIRE - ATTORNEY FEES	\$ 1,000.00	\$ 25,211.00	\$ 1,030.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ (30.00)		-3%	
FIRE - MEDICAL SUPPLIES	\$ 27,300.00	\$ 26,809.55	\$ 27,846.00	\$ 9,624.62	\$ 27,846.00	\$ 28,681.38	\$ 835.38		3%	
FIRE - FAP FUNDING	\$ 12,000.00	\$ 13,613.99	\$ 60,747.16	\$ 61,524.08	\$ 61,524.08	\$ 60,747.16	\$ -		0%	
FIRE - DONATIONS	\$ 1,500.00	\$ -	\$ 1,545.00	\$ -	\$ -	\$ 1,500.00	\$ (45.00)		-3%	
FIRE - DUES	\$ 2,000.00	\$ 1,311.62	\$ 2,060.00	\$ 470.00	\$ 2,060.00	\$ 2,500.00	\$ 440.00		21%	
FIRE - EDUC / TRAVEL /TRAINING	\$ 13,000.00	\$ 11,784.29	\$ 13,390.00	\$ 3,827.95	\$ 12,000.00	\$ 13,791.70	\$ 401.70		3%	
FIRE - ANTIQUE FIRE TRUCK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FIRE - PROP/LIABILTY INSURANCE	\$ 25,750.00	\$ 22,858.38	\$ 26,522.50	\$ 25,837.08	\$ 25,837.08	\$ 28,644.30	\$ 2,121.80		8%	
FIRE - BAD DEBT EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FIRE - EQUIP REPLCEMENT FUND	\$ 30,880.00	\$ 38,726.89	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 12,360.00	\$ 360.00		3%	
FIRE - TRUCK REPLACEMENT FUND	\$ 80,000.00	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 82,400.00	\$ 2,400.00		3%	
FIRE - EMS EQUIP REPLACEMENT	\$ 3,500.00	\$ 4,087.43	\$ 54,811.16	\$ 55,689.42	\$ 55,689.42	\$ 12,000.00	\$ (42,811.16)		-78%	
FIRE - 1280 COMMAND PAYMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FIRE - TRANSFR TO DEBT SRV FND	\$ 71,454.29	\$ 71,454.29	\$ 71,454.29	\$ 71,454.29	\$ 71,454.00	\$ 71,454.00	\$ (0.29)		0%	
FIRE - EXPENSES	\$ 1,643,586.25	\$ 1,525,362.21	\$ 1,839,602.56	\$ 965,496.06	\$ 1,861,467.98	\$ 1,990,636.59	\$ 151,034.03		8%	



Village of Jackson, WI
2026 Financial Management Plan
Workshop 1 – Operations & Capital
August 18, 2026 – Village Board

FMP Goals





Village of Jackson, WI 2026 FMP

OPERATING

Financial Positives & Challenges

Unassigned Fund Balance as % of Operating Revenues:

- YE 2024: 59%
- YE 2025: 67%
- Moody's Score > 45%

Levy Limits & NNC:

- All municipalities face
- 4-Year Avg: 3.35%
- County 4-Year Avg: 1.51%

2026 Net New Construction:

- Village: 2.525% (\$116,951)
- Washington County: 1.104%

G.O. Borrowing Capacity:

- All municipalities face
- 36% of Current Statutory (5% EV)
- 59% of Current Village policy (3% EV)

Levy Limits “At-a-Glance”

- Current limit (Sec. 66.0602, Wis. Stats.):

The prior year’s actual levy may be increased by a percentage equal to net new construction in the preceding year (or zero, if none)

- ✓ Subject to numerous adjustments that may reduce or increase allowable levy
- ✓ Village General & Operating Funds– subject to levy limits
- ✓ Village Capital Fund – subject to levy limits (moveable object)
- ✓ Village G.O. Debt Service – not subject to levy limits

Levy, Valuation & Tax Rate History

- Levy limits – generally limit tax rate increases with controlled debt
- Years with larger growth cause tax rate fluctuations
- Revaluation done in 2024 – caused 2025 tax rate to drop and tax bill to increase as home value increased
- 2024-2026 Budgets – Board's direction was to achieve 3% total tax bill impact

Levy Year Budget Year	Actual						
	2019 2020	2020 2021	2021 2022	2022 2023	2023 2024	2024 2025	2025 2026
Levy Need							
Levy for General Fund	2,143,331	2,389,486	2,625,479	2,980,080	3,178,597	3,349,555	3,644,767
Levy for Recreation Fund	191,915	194,015	209,185	232,715	261,021	264,508	284,871
Levy for Fire/EMS	350,403	379,083	437,249	513,572	619,363	653,341	710,657
Levy for Capital	395,750	186,350	163,000	181,390	184,000	141,862	321,119
Levy for Debt Service	1,773,751	1,875,577	2,320,042	1,632,859	1,545,217	1,654,695	1,754,766
Total Levy Need	4,855,150	5,024,511	5,754,955	5,540,616	5,788,198	6,063,961	6,716,181
Tax Rate and Sample Tax Bill							
Assessed Value (TID IN) ¹	655,791,681	665,436,745	903,288,566	923,155,555	940,914,346	1,280,767,200	1,335,954,400
Incremental Value (Equalized)	53,784,500	59,469,900	64,536,900	79,140,200	92,889,400	93,305,900	61,003,000
Assessment Ratio ^{1,2}	0.8955	0.8472	0.9853	0.8633	0.7960	0.9785	0.9331
Incremental Value (Assessed)	48,165,879	50,382,828	63,591,391	68,325,052	73,937,450	91,296,360	56,919,201
Assessed Value (TID OUT)	607,625,802	615,053,917	839,697,175	854,830,503	866,976,896	1,189,470,840	1,279,035,199
Tax Rate	\$7.99	\$8.17	\$6.85	\$6.48	\$6.68	\$5.10	\$5.25
Sample Property Assessed Value	\$231,900.00	\$231,900.00	\$298,500.00	\$298,500.00	\$298,500.00	\$402,800.00	\$402,800.00
Sample Property Tax Bill	\$1,852.96	\$1,894.44	\$2,045.80	\$1,934.74	\$1,992.88	\$2,053.49	\$2,115.09
Tax Bill Change from Year Prior (\$)		\$41.48	\$151.36	(\$111.06)	\$58.14	\$60.61	\$61.60
Tax Bill Change from Year Prior (%)		2.24%	7.99%	-5.43%	3.00%	3.04%	3.00%

Expenditure Forecast Assumptions

EXPENDITURE CODES			
CODE	DEFINITION	INCREASE	EXPLANATION
C	Commodities	3.50%	Fuel & Mileage, Office Supplies, Operating Supplies, Utilities, Uniforms, Office Furniture & Equipment
E	Employee Insurance	8.00%	Health & Life Insurance, Post Employment Health Plan, Long Term Disability
I	Insurance	7.00%	Property & Liability
S	Services	3.50%	Advertising & Printing, Communications, Contractual Services, Dues & Memberships, Janitorial Services, Maintenance Agreements, Meetings & Training, Professional Services, Publications & Subscriptions, Repairs & Maintenance
W	Wages	4.00%	Regular & Seasonal Wages, Overtime, Holiday & Misc. Compensation, Longevity, Premium Pay, Social Security, Retirement, Unemployment Compensation

- Forecast includes additional positions:
 - ✓ 2027: new FF/Paramedic position
 - ✓ 2028: new DPW Parks/Streets Maint. position
 - ✓ 2029: new FF/Paramedic position
 - ✓ 2031: new FF/Paramedic position
 - ✓ 2032: new Police Officer position

General & Operating Funds Revenue Methodology

- Non-Levy Revenue Sources:
 - ✓ Held flat consistent with current trends, outside of known adjustments
- Solve Levy Need
 - ✓ Against budgeted expenses
- Know Allowable Levy
 - ✓ 1/1/2025 added \$190K in allowable levy (NNC: 4.354%)
 - ✓ 1/1/2026 adds \$117K in allowable levy (NNC: 2.525%)
- If Allowable Levy > Levy Need:
 - ✓ Remainder to Capital

Summary of Levy Need

Levy Year	Actual	Budget	Increase/Decrease
Budget Year	2025	2026	from 26 to 27 Budget
	2026	2027	
Levy Need			
Levy for General Fund	3,644,767	3,676,255	31,487
Levy for Recreation Fund	284,871	298,182	13,311
Levy for Fire/EMS	710,657	842,293	131,635
Levy for Capital	321,119	-	(321,119)
Levy for Debt Service	1,754,766	1,875,291	120,525
Total Levy Need	6,716,181	6,692,020	(24,160)
<i>Total Levy Need Net of Debt & Capital</i>	<i>4,640,296</i>	<i>4,816,729</i>	<i>176,434</i>

Allowable Levy

- Current Allowable Levy (Base Levy + Levy for DS):
✓ 6,554,955
- Projected Levy Need:
✓ 6,692,020

Levy Year Budget Year	Actual	Budget
	2025	2026
	2026	2027
Total Levy Need	6,716,181	6,692,020
<i>Total Levy Need Net of Debt & Capital</i>	<i>4,640,296</i>	<i>4,816,729</i>
Levy Limits		
Line 8 Allowable Before Adjustment (Base Levy)	4,562,713	4,679,664
Line E Adjustment (Actual or Proj. Min. Debt)	2,153,467	1,875,291
Other Adjustments	-	-
Total Allowable	6,716,180	6,554,955
Levy Need	6,716,181	6,692,020
Allowable (Deficit)/Excess	0	(137,065)
 Max Allowable Line E	 2,408,000	 2,629,494
Remaining Line E Adjustment Capacity	254,532	754,203

Initial Levy Results – Tax Impact

- Estimated Tax Rate based on projected assessed valuation:
 - ✓ \$5.14
- Assumptions:
 - ✓ 2026 Assessed Value includes 2026 prelim. values, plus 2025 manufacturing values (2026 State Manufacturing Assessment released around 11/1/26)
 - ✓ 2026 Incremental Value is preliminary value
 - ✓ 2026 assessment ratio is an estimate

Levy Year Budget Year	Actual	Budget
	2025	2026
	2026	2027
Tax Rate and Sample Tax Bill		
Assessed Value (TID IN) ¹	1,335,954,400	1,367,547,000
Incremental Value (Equalized)	61,003,000	74,840,900
Assessment Ratio ^{1,2}	0.9331	0.8851
Incremental Value (Assessed)	56,919,201	66,241,681
Assessed Value (TID OUT)	1,279,035,199	1,301,305,319
Tax Rate	\$5.25	\$5.14
Sample Property Assessed Value	\$402,800.00	\$402,800.00
Sample Property Tax Bill	\$2,115.09	\$2,071.42
Tax Bill Change from Year Prior (\$)	\$61.60	(\$43.68)
Tax Bill Change from Year Prior (%)	3.00%	-2.06%

Projected Tax Levy & Tax Rate 2027 – 2032

Levy Year Budget Year	Actual	Budget	Projected				
	2025	2026	2027	2028	2029	2030	2031
	2026	2027	2028	2029	2030	2031	2032
Levy Need							
Levy for General Fund	3,644,767	3,676,255	4,026,232	4,293,493	4,574,240	4,869,248	5,325,912
Levy for Recreation Fund	284,871	298,182	316,164	334,911	354,458	374,842	396,102
Levy for Fire/EMS	710,657	842,293	890,583	999,798	1,136,632	1,270,968	1,334,971
Levy for Capital	321,119	-	-	-	-	-	-
Levy for Debt Service	1,754,766	1,875,291	1,954,482	2,035,033	2,112,701	2,190,369	2,268,035
Total Levy Need	6,716,181	6,692,020	7,187,461	7,663,235	8,178,031	8,705,427	9,325,021
Tax Rate and Sample Tax Bill							
Assessed Value (TID OUT)	1,279,035,199	1,301,305,319	1,304,201,080	1,530,470,776	1,537,705,557	1,581,760,176	1,587,857,715
Tax Rate	\$5.25	\$5.14	\$5.51	\$5.01	\$5.32	\$5.50	\$5.87
Sample Property Assessed Value	\$402,800.00	\$402,800.00	\$402,800.00	\$472,682.96	\$472,682.96	\$472,682.96	\$472,682.96
Sample Property Tax Bill	\$2,115.09	\$2,071.42	\$2,219.83	\$2,366.78	\$2,513.89	\$2,601.47	\$2,775.93
Tax Bill Change from Year Prior (\$)	\$61.60	(\$43.68)	\$148.42	\$146.94	\$147.11	\$87.59	\$174.45
Tax Bill Change from Year Prior (%)	3.00%	-2.06%	7.16%	6.62%	6.22%	3.48%	6.71%
Levy Limits							
Total Allowable	6,716,180	6,554,955	6,812,332	7,312,636	7,788,854	8,307,328	8,838,508
Levy Need	6,716,181	6,692,020	7,187,461	7,663,235	8,178,031	8,705,427	9,325,021
Allowable (Deficit)/Excess	0	(137,065)	(375,128)	(350,598)	(389,176)	(398,098)	(486,513)
Max Allowable Line E	2,408,000	2,629,494	2,926,902	3,050,098	3,408,115	3,706,231	3,858,769
Remaining Line E Adjustment Capacity	254,532	754,203	972,420	1,015,065	1,295,414	1,515,862	1,590,733

NOTES:

- 1) Assessed value increases assumed beyond 1/1/26 valuations at discounted historical average of NNC.
- 2) Assumes 2% assessment ratio decrease from fair market and assessed values annually beyond 1/1/27, other than assumed revaluation as of 1/1/2028.

Tax Bill Impact – 2027 Budget Scenario

- To get to 3% tax bill increase:
 - ✓ Increase Levy Need (i.e. Levy for Capital)
 - ✓ Would result in \$5.41 tax rate (compared to \$5.14)
 - ✓ Increases deficit of Levy Need > Allowable Levy (by using abated debt)

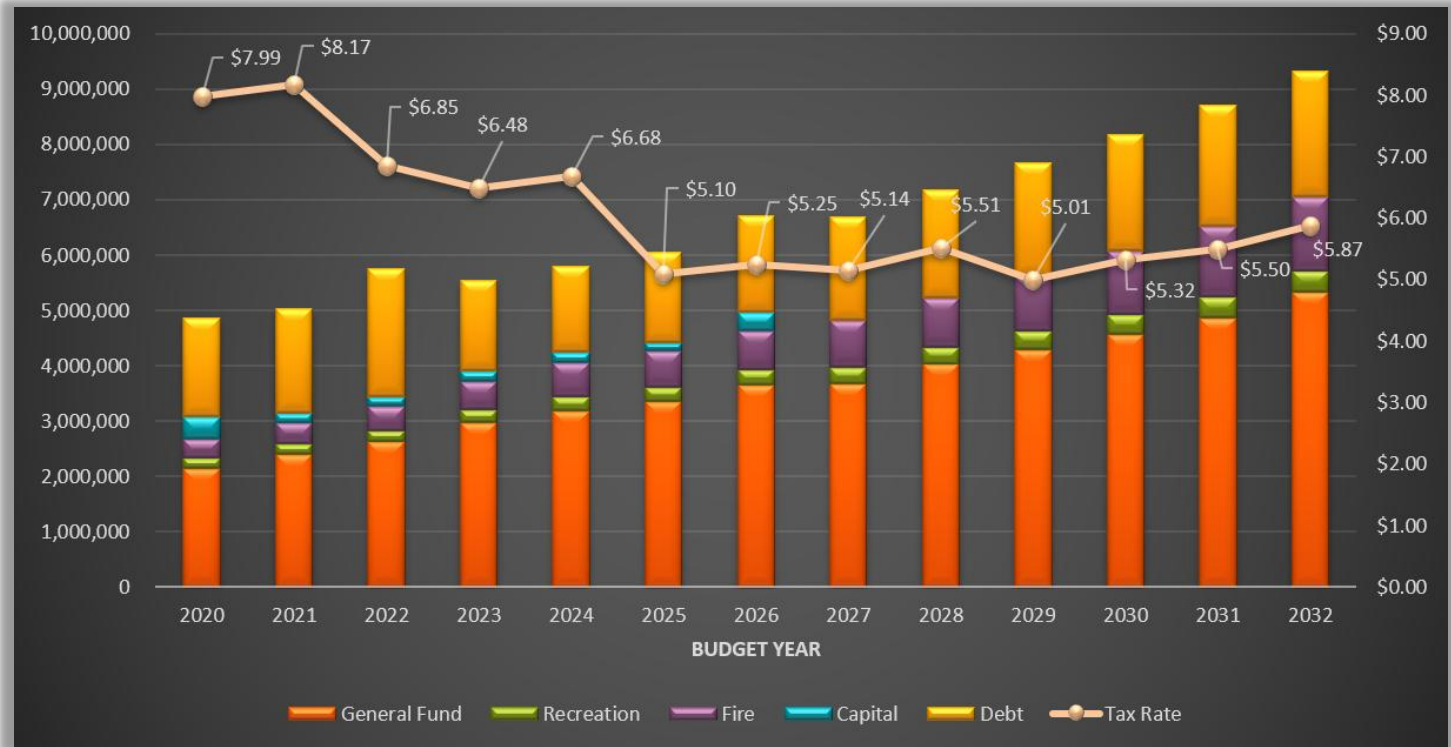
	Actual	Budget
Levy Year	2025	2026
Budget Year	2026	2027
Levy Need		
Levy for General Fund	3,644,767	3,676,255
Levy for Recreation Fund	284,871	298,182
Levy for Fire/EMS	710,657	842,293
Levy for Capital	321,119	346,094
Levy for Debt Service	1,754,766	1,875,291
Total Levy Need	6,716,181	7,038,114
Tax Rate and Sample Tax Bill		
Assessed Value (TID OUT)	1,279,035,199	1,301,305,319
Tax Rate	\$5.25	\$5.41
Sample Property Assessed Value	\$402,800.00	\$402,800.00
Sample Property Tax Bill	\$2,115.09	\$2,178.55
Tax Bill Change from Year Prior (\$)	\$61.60	\$63.45
Tax Bill Change from Year Prior (%)	3.00%	3.00%
Levy Limits		
Total Allowable	6,716,180	6,554,955
Levy Need	6,716,181	7,038,114
Allowable (Deficit)/Excess	0	(483,159)
Max Allowable Line E	2,408,000	2,629,494
Remaining Line E Adjustment Capacity	254,532	754,203

Tax Bill Impact – Future Budget Scenario

- This scenario depicts the impact on the 2028 Budget if 2027 Budget tax bill increases by 3%

	Actual	Budget	Projected
Levy Year	2025	2026	2027
Budget Year	2026	2027	2028
Levy Need			
Levy for General Fund	3,644,767	3,676,255	4,026,232
Levy for Recreation Fund	284,871	298,182	316,164
Levy for Fire/EMS	710,657	842,293	890,583
Levy for Capital	321,119	346,094	-
Levy for Debt Service	1,754,766	1,875,291	1,954,482
Total Levy Need	6,716,181	7,038,114	7,187,461
Tax Rate and Sample Tax Bill			
Assessed Value (TID OUT)	1,279,035,199	1,301,305,319	1,304,201,080
Tax Rate	\$5.25	\$5.41	\$5.51
Sample Property Assessed Value	\$402,800.00	\$402,800.00	\$402,800.00
Sample Property Tax Bill	\$2,115.09	\$2,178.55	\$2,219.83
Tax Bill Change from Year Prior (\$)	\$61.60	\$63.45	\$41.29
Tax Bill Change from Year Prior (%)	3.00%	3.00%	1.90%
Levy Limits			
Total Allowable	6,716,180	6,554,955	7,161,339
Levy Need	6,716,181	7,038,114	7,187,461
Allowable (Deficit)/Excess	0	(483,159)	(26,122)
Max Allowable Line E	2,408,000	2,629,494	2,926,902
Remaining Line E Adjustment Capacity	254,532	754,203	972,420

Historical & Projected Summary Tax Levy & Tax Rate Summary



Expenditure Restraint Qualification

Budget Year	2026	2027	2028	2029	2030	2031	2032
Payment Year	2027	2028	2029	2030	2031	2032	2033
NNC (%)	4.35%	2.53%	0.84%	0.84%	0.84%	0.84%	0.84%
Forecasted NNC Allowance^	2.00%	1.52%	0.50%	0.50%	0.50%	0.50%	0.50%
Forecasted CPI-U Allowance	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Maximum Allowance	4.70%	4.22%	3.20%	3.20%	3.20%	3.20%	3.20%
Projected Increase	11.82%	0.21%	6.23%	5.53%	5.79%	5.64%	6.43%
Qualification*	NO	NO	NO	NO	NO	NO	NO
Allowable ERP Expense	6,286,776	6,997,468	6,944,448	7,377,241	7,785,130	8,236,268	8,700,410
TID OUT EV	1,370,601,400	1,470,166,900	1,507,572,628	1,545,930,077	1,585,263,461	1,665,010,712	1,707,373,887
TID OUT EV Mill Rate	4.90	4.55	4.77	4.96	5.16	5.23	5.46
Levy Need to \$5 Mill Rate	6,853,007	7,350,835	7,537,863	7,729,650	7,926,317	8,325,054	8,536,869
Additional Levy Need	136,826	658,814	350,402	66,415	(251,714)	(380,373)	(788,152)

^NNC Allowance = 60% of NNC capped @ 2% under current law.

**When Mill Rate is above 5.00, the Village may begin to qualify for ERP again (green years) with budgeting contingency to max allowable increase.



Village of Jackson, WI 2026 FMP

CAPITAL

Background – Current G.O. Debt

Year Ending	Existing Debt					Year Ending
	Net Tax Levy	Levy Change	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$360,000 Home	
2026	1,797,291		1,370,601,400	\$1.31	\$472.07	2026
2027	1,951,460	154,169	1,470,166,900	\$1.33	\$477.85	2027
2028	1,841,608	(109,852)	1,507,572,628	\$1.22	\$439.77	2028
2029	1,754,133	(87,475)	1,545,930,077	\$1.13	\$408.48	2029
2030	1,610,883	(143,250)	1,585,263,461	\$1.02	\$365.82	2030
2031	1,602,565	(8,317)	1,665,010,712	\$0.96	\$346.50	2031
2032	1,597,147	(5,418)	1,707,373,887	\$0.94	\$336.76	2032
2033	1,579,900	(17,247)	1,750,814,916	\$0.90	\$324.86	2033
2034	1,551,746	(28,154)	1,795,361,223	\$0.86	\$311.15	2034
2035	1,536,480	(15,266)	1,841,040,930	\$0.83	\$300.45	2035
2036	1,532,146	(4,333)	1,895,255,074	\$0.81	\$291.03	2036
2037	1,523,364	(8,783)	1,971,885,699	\$0.77	\$278.11	2037
2038	1,503,650	(19,714)	2,022,056,751	\$0.74	\$267.70	2038
2039	1,477,749	(25,902)	2,073,504,314	\$0.71	\$256.57	2039
2040	1,343,906	(133,842)	2,165,320,267	\$0.62	\$223.43	2040
2041	1,235,788	(108,119)	2,185,000,909	\$0.57	\$203.61	2041
2042	1,208,000	(27,788)	2,236,093,290	\$0.54	\$194.48	2042
2043	1,169,800	(38,200)	2,288,380,377	\$0.51	\$184.03	2043
2044	1,096,688	(73,113)	2,341,890,105	\$0.47	\$168.58	2044
2045	676,263	(420,425)	2,396,651,064	\$0.28	\$101.58	2045
2046	272,000	(404,263)	2,452,692,510	\$0.11	\$39.92	2046
2047	0	(272,000)	2,510,044,387	\$0.00	\$0.00	2047
Total	28,065,274					Total

Legend:

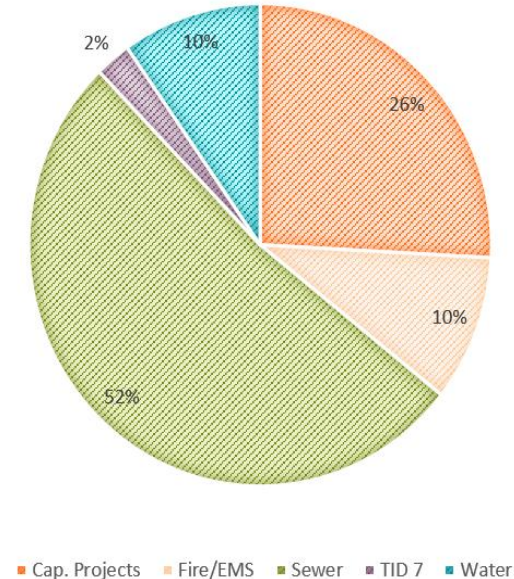
Represents +/- 25% Change over previous year

2027-2036 CIP Overview

By Department		
Cap. Projects	15,501,259	25.86%
Fire/EMS	5,893,265	9.83%
Sewer	31,199,186	52.05%
TID 7	1,500,000	2.50%
Water	5,844,131	9.75%
TOTAL 2027-2036 CIP	\$ 59,937,841	

By Funding Source		
Cash	2,818,522	4.70%
G.O. Debt	29,174,751	48.68%
Revenue Debt	27,846,668	46.46%
Grants/Aids	97,900	0.16%
Special Assessment/Impact Fees	-	0.00%
TOTAL 2027-2036 CIP	\$ 59,937,841	

2027-2036 CIP BY DEPARTMENT



Capital Needs

- 2027 Financing:
 - ✓ G.O. Debt – Capital Projects, Water & Sewer Projects
- 2028 – 2032 projects' funding sources:
 - ✓ G.O. Debt (depicted from 2027 – 2032)
 - ✓ Clean Water Fund Loan Program – WWTP Sewer Utility Project (multi-year)
 - ✓ Upfront financing with Cash, Grants & Aids

*Full CIP Table is included as an Appendix to this presentation

Fund Balance Application to Debt Service Tax Impact

- Impact Fees are currently recorded within the Capital Fund, but need to be transferred to Debt Service to be spent down
 - ✓ Priority due to statutory spend down requirement (8 years from collection)
- Debt Service Fund Balance is growing and should be spent down
 - ✓ Audit has reflected this balance as restricted, but was recently confirmed that restriction is for purposes of spend down within debt service fund
- Recommend application of funds from Debt Service Fund, rather than Capital Fund, to level the Debt Service Tax Impact as a result
 - ✓ This is depicted in the next slide (CIP Financing Plan Tax Impact)

CIP Financing Plan Tax Impact

Proposed Debt											Year Ending
Total G.O. Notes 2027 - 2032 Prin. & Int.	Abatements					Debt Service Levy		Taxes			
	Less: EMS	Less: TID #7	Less: Sewer	Less: Water	Less: Debt Service	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$360,000 Home	Annual Taxes Difference From Existing	
						1,797,291					
0	0	0	0	0	(76,169)	1,875,291	78,000	\$1.28	\$459	(\$19)	2027
403,760	0	0	(61,428)	(38,443)	(191,015)	1,954,482	79,191	\$1.30	\$467	\$27	2028
734,983	(47,374)	(148,194)	(94,299)	(95,619)	(68,596)	2,035,033	80,551	\$1.32	\$474	\$65	2029
1,234,150	(185,171)	(152,229)	(165,373)	(163,957)	(65,602)	2,112,701	77,668	\$1.33	\$480	\$114	2030
1,538,007	(185,546)	(158,580)	(225,277)	(284,988)	(95,813)	2,190,369	77,667	\$1.32	\$474	\$127	2031
1,689,396	(182,312)	(164,572)	(255,345)	(294,157)	(122,123)	2,268,035	77,667	\$1.33	\$478	\$141	2032
1,772,475	(296,178)	(165,321)	(253,476)	(296,393)		2,341,008	72,972	\$1.34	\$481	\$156	2033
1,814,310	(307,771)	(165,858)	(255,508)	(332,233)		2,304,687	(36,321)	\$1.28	\$462	\$151	2034
1,798,020	(307,078)	(166,120)	(251,984)	(326,213)		2,283,106	(21,581)	\$1.24	\$446	\$146	2035
1,805,209	(311,004)	(166,135)	(258,208)	(339,710)		2,262,299	(20,807)	\$1.19	\$430	\$139	2036
1,810,626	(314,505)	(165,934)	(264,005)	(347,480)		2,242,066	(20,233)	\$1.14	\$409	\$131	2037
1,798,849	(322,343)	(165,400)	(259,490)	(344,674)		2,210,593	(31,474)	\$1.09	\$394	\$126	2038
1,809,621	(319,603)	(169,433)	(264,660)	(346,361)		2,187,314	(23,279)	\$1.05	\$380	\$123	2039
1,940,864	(316,651)	(168,176)	(259,630)	(386,838)		2,153,475	(33,839)	\$0.99	\$358	\$135	2040
1,911,674	(313,239)	0	(274,049)	(429,794)		2,130,380	(23,095)	\$0.98	\$351	\$147	2041
1,909,519	(309,359)	0	(292,393)	(440,714)		2,075,054	(55,326)	\$0.93	\$334	\$140	2042
1,836,433	(310,084)	0	(294,933)	(367,371)		2,033,845	(41,209)	\$0.89	\$320	\$136	2043
1,846,808	(310,249)	0	(296,938)	(335,640)		2,000,669	(33,176)	\$0.85	\$308	\$139	2044
2,308,985	(314,738)	0	(376,653)	(324,205)		1,969,653	(31,016)	\$0.82	\$296	\$194	2045
2,444,844	(313,601)	0	(393,680)	(322,478)		1,687,085	(282,568)	\$0.69	\$248	\$208	2046
2,501,688	(316,764)	0	(453,243)	(325,073)		1,406,609	(280,476)	\$0.56	\$202	\$202	2047
2,283,845	(318,971)	0	(636,063)	(224,010)		1,104,801	(301,808)	\$0.43	\$155	\$155	2048
1,637,473	(276,210)	0	(364,263)	(209,745)		787,255	(317,546)	\$0.30	\$108	\$108	2049
1,084,010	(132,069)	0	(254,875)	(239,378)		457,689	(329,566)	\$0.17	\$61	\$61	2050
373,384	(130,840)	0	(47,548)	(71,820)		123,176	(334,513)	\$0.04	\$16	\$16	2051
169,496	(143,815)	0	(25,681)	0		0	(123,176)	\$0.00	\$0	\$0	2052
40,458,426	(6,285,471)	(1,955,950)	(6,578,997)	(6,887,290)	(619,319)			\$ 3,068.84			Total
								Total Cost of new DS to Sample Taxpayer			Pa

Impact of CIP on G.O. Debt Capacity

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal Outstanding	% of Limit	Combined Principal Existing & Proposed	Statutory Limit (5% EV)		Village Limit (3% EV)		Year Ending
						% of Limit	Residual Capacity	% of Limit	Residual Capacity	
2026	1,545,007,800	77,250,390	27,473,713	36%	\$27,473,713	36%	\$49,776,677	59%	\$18,876,521	2026
2027	1,581,135,075	79,056,754	25,748,171	33%	\$31,478,171	40%	\$47,578,583	66%	\$15,955,882	2027
2028	1,618,107,122	80,905,356	24,030,000	30%	\$35,110,000	43%	\$45,795,356	72%	\$13,433,214	2028
2029	1,655,943,696	82,797,185	22,445,000	27%	\$38,515,000	47%	\$44,282,185	78%	\$11,163,311	2029
2030	1,734,078,110	86,703,906	20,975,000	24%	\$36,550,000	42%	\$50,153,906	70%	\$15,472,343	2030
2031	1,774,626,460	88,731,323	19,465,000	22%	\$34,430,000	39%	\$54,301,323	65%	\$18,808,794	2031
2032	1,816,122,961	90,806,148	17,910,000	20%	\$32,265,000	36%	\$58,541,148	59%	\$22,218,689	2032
2033	1,858,589,785	92,929,489	16,325,000	18%	\$30,070,000	32%	\$62,859,489	54%	\$25,687,694	2033
2034	1,902,049,620	95,102,481	14,735,000	15%	\$27,840,000	29%	\$67,262,481	49%	\$29,221,489	2034
2035	1,946,525,686	97,326,284	13,115,000	13%	\$25,575,000	26%	\$71,751,284	44%	\$32,820,771	2035
2036	1,992,041,747	99,602,087	11,470,000	12%	\$23,270,000	23%	\$76,332,087	39%	\$36,491,252	2036
2037	2,038,622,120	101,931,106	9,795,000	10%	\$20,905,000	21%	\$81,026,106	34%	\$40,253,664	2037
2038	2,086,291,693	104,314,585	8,065,000	8%	\$18,465,000	18%	\$85,849,585	30%	\$44,123,751	2038
2039	2,135,075,934	106,753,797	6,340,000	6%	\$16,000,000	15%	\$90,753,797	25%	\$48,052,278	2039
2040	2,185,000,909	109,250,045	5,125,000	5%	\$13,945,000	13%	\$95,305,045	21%	\$51,605,027	2040
2041	2,236,093,290	111,804,665	4,075,000	4%	\$12,100,000	11%	\$99,704,665	18%	\$54,982,799	2041
2042	2,288,380,377	114,419,019	3,015,000	3%	\$10,215,000	9%	\$104,204,019	15%	\$58,436,411	2042
2043	2,341,890,105	117,094,505	1,950,000	2%	\$8,350,000	7%	\$108,744,505	12%	\$61,906,703	2043
2044	2,396,651,064	119,832,553	915,000	1%	\$6,465,000	5%	\$113,367,553	9%	\$65,434,532	2044
2045	2,452,692,510	122,634,625	265,000	0%	\$4,530,000	4%	\$118,104,625	6%	\$69,050,775	2045
2046	2,510,044,387	125,502,219	0	0%	\$2,845,000	2%	\$122,657,219	4%	\$72,456,332	2046
2047	2,568,737,335	128,436,867	0	0%	\$1,280,000	1%	\$127,156,867	2%	\$75,782,120	2047
2048	2,628,802,715	131,440,136		0%	\$345,000	0%	\$131,095,136	0%	\$78,519,081	2048
2049	2,690,272,617	134,513,631		0%	\$0	0%	\$134,513,631	0%	\$80,708,179	2049

Notes:

1) Projected TID IN EV based on 5-year average at 2.34% annual inflation.

Looking Ahead

- Workshop #2:
 - ✓ October 13th
 - ✓ Utilities Update
 - ✓ TIF Annual Reporting Summary
 - ✓ Updates as needed to Operating & Capital
- Early 2027:
 - ✓ 2027 Preliminary Financing Planning



Village of Jackson, WI

	Projects	Department	Purpose	Plan Issue	Funding	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Totals
	STH 60 (Northside) Industrial Dr to Hamner Lake parking lot	Cap. Projects	Pathway	None	Cash						170,000													170,000
	STH 60 (Northside) Ridgeway Dr to Eagle Dr	Cap. Projects	Pathway	None	Cash																			39,000
	Jackson Drive (North) - (2036) Crestview Dr to Cedar Creek	Cap. Projects	Pathway	None	Cash										0					39,000				100,000
	STH 60 (Southside) (2047) Ridgeway to Eagle Dr	Cap. Projects	Pathway	None	Cash																			0
	STH 60 (Northside) - (2043) CTH P to Tillie Lake Court	Cap. Projects	Pathway	None	Cash												40,000					0		40,000
	Glen Brooke Drive - Glen Hill Dr to Sherman Rd (2025 reconstruct)	Cap. Projects	Pathway	None	Cash																			0
	Hickory Lane Park Path - (2024 reconstruct)	Cap. Projects	Pathway	None	Cash																			0
	Jackson Drive (Southside) - White Oak Cr to Sherman Rd	Cap. Projects	Pathway	None	Cash				150,000					0										150,000
	Industrial Drive - STH 60 to north 2000 ft	Cap. Projects	Streets - Improvements	2028 G.O. Notes	G.O. Debt		700,000																	700,000
	Industrial Drive - STH 60 to north 2000 ft	Water	Water - Improvements	2028 G.O. Notes	G.O. Debt		700,000																	700,000
	Industrial Drive - STH 60 to north 2000 ft	Sewer	Sewer - Improvements	2028 G.O. Notes	G.O. Debt		700,000																	700,000
	Meadow Lane - Industrial Drive to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt														864,000					864,000
	Meadow Lane - Industrial Drive to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt														864,000					864,000
	Meadow Lane - Industrial Drive to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt														864,000					864,000
	Colonial Lane - Hazelwood Lane to Westfield Drive	Cap. Projects	Streets - Improvements	2029 G.O. Notes	G.O. Debt			234,333																234,333
	Colonial Lane - Hazelwood Lane to Westfield Drive	Water	Water - Improvements	2029 G.O. Notes	G.O. Debt			234,333																234,333
	Colonial Lane - Hazelwood Lane to Westfield Drive	Sewer	Sewer - Improvements	2029 G.O. Notes	G.O. Debt			234,334																234,334
	Westfield Drive - Parkview Drive to Francis Drive	Cap. Projects	Streets - Improvements	2029 G.O. Notes	G.O. Debt			600,000																600,000
	Westfield Drive - Parkview Drive to Francis Drive	Water	Water - Improvements	2029 G.O. Notes	G.O. Debt			600,000																600,000
	Westfield Drive - Parkview Drive to Francis Drive	Sewer	Sewer - Improvements	2029 G.O. Notes	G.O. Debt			600,000																600,000
	Ridgeway Drive - Willow Ridge to Highland Road	Cap. Projects	Streets - Improvements	2030 G.O. Notes	G.O. Debt				471,666															471,667
	Ridgeway Drive - Willow Ridge to Highland Road	Water	Water - Improvements	2030 G.O. Notes	G.O. Debt				471,667															471,667
	Ridgeway Drive - Willow Ridge to Highland Road	Sewer	Sewer - Improvements	2030 G.O. Notes	G.O. Debt				471,667															471,667
	Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Water	Water - Improvements	2030 G.O. Notes	G.O. Debt				418,871															418,871
	Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Sewer	Sewer - Improvements	2030 G.O. Notes	G.O. Debt				418,871															418,871
	Jackson Drive (North) - STH 60 to Georgetown Drive	Cap. Projects	Streets - Improvements	2027 G.O. Notes	G.O. Debt			155,475																155,475
	Jackson Drive (North) - STH 60 to Georgetown Drive	Cap. Projects	Streets - Improvements	None	Grants/Aids			47,900																47,900
	Jackson Drive (North) - STH 60 to Georgetown Drive	Water	Water - Improvements	2027 G.O. Notes	G.O. Debt			203,312																203,312
	Jackson Drive (North) - STH 60 to Georgetown Drive	Sewer	Sewer - Improvements	2027 G.O. Notes	G.O. Debt			203,313																203,313
	Georgetown Drive - Jackson Drive to Wilshire Drive	Cap. Projects	Streets - Improvements	2027 G.O. Notes	G.O. Debt			433,333																433,333
	Georgetown Drive - Jackson Drive to Wilshire Drive	Water	Water - Improvements	2027 G.O. Notes	G.O. Debt			433,334																433,334
	Georgetown Drive - Jackson Drive to Wilshire Drive	Sewer	Sewer - Improvements	2027 G.O. Notes	G.O. Debt			433,333																433,333
	Jackson Drive South (Town)	Cap. Projects	Streets - Improvements	2027 G.O. Notes	G.O. Debt			125,000																125,000
	Jackson Drive South (Town)	Cap. Projects	Streets - Improvements	2028 G.O. Notes	G.O. Debt				750,000															750,000
	Jackson Drive South (Town)	Cap. Projects	Streets - Improvements	2030 G.O. Notes	G.O. Debt					875,000														875,000
	N. Center Street - STH 60 to 1000' South	Cap. Projects	Streets - Improvements	2031 G.O. Notes	G.O. Debt																			539,666
	N. Center Street - STH 60 to 1000' South	Water	Water - Improvements	2031 G.O. Notes	G.O. Debt																			539,667
	N. Center Street - STH 60 to 1000' South	Sewer	Sewer - Improvements	2031 G.O. Notes	G.O. Debt																			539,667
	Old Orchard Court - Ridgeway Drive to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt						0								167,000					167,000
	Old Orchard Court - Ridgeway Drive to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt						0								167,000					167,000
	Old Orchard Court - Ridgeway Drive to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt						0								167,000					167,000
	Cherry Hill Court - Ridgeway Drive to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt														168,000					168,000
	Cherry Hill Court - Ridgeway Drive to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt														168,000					168,000
	Cherry Hill Court - Ridgeway Drive to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt						0								168,000					168,000
	Cherry Hill Circle - Ridgeway Drive to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt														174,666					174,666
	Cherry Hill Circle - Ridgeway Drive to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt						0								174,667					174,667
	Cherry Hill Circle - Ridgeway Drive to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt														174,667					174,667
	Forest View Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	2032 G.O. Notes	G.O. Debt				179,666					0										179,667
	Forest View Drive - Hickory Lane to Dead End	Water	Water - Improvements	2032 G.O. Notes	G.O. Debt				179,667															179,667
	Forest View Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	2032 G.O. Notes	G.O. Debt						179,667				0									179,667
	Eastwood Circle - Forest View to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt							163,666												163,667
	Eastwood Circle - Forest View to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt							163,667												163,667
	Eastwood Circle - Forest View to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt							163,667												163,667
	Eastwood Circle - Forest View to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt								194,000											194,000
	Eastwood Circle - Forest View to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt								194,000											194,000
	Eastwood Circle - Forest View to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt									194,000										194,000
	Heather Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt									202,000										202,000
	Heather Lane - Hickory Lane to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt									202,000										202,000
	Heather Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt										202,000									202,000
	Stonedge Drive - Forest View to Hickory Lane	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											813,666								813,667
	Stonedge Drive - Forest View to Hickory Lane	Water	Water - Improvements	Future Issuance	Revenue Debt											813,667								813,667
	Stonedge Drive - Forest View to Hickory Lane	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											813,667								813,667
	Hickory Lane - Heather Drive to Sherman Road	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt												491,666							491,666
	Hickory Lane - Heather Drive to Sherman Road	Water	Water - Improvements	Future Issuance	Revenue Debt												491,667							491,667
	Hickory Lane - Heather Drive to Sherman Road	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt												491,667							491,667
	Cedar Run Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt														670,333					670,333
	Cedar Run Drive - Hickory Lane to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt														670,333					670,333
	Cedar Run Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt														670,334					670,334
	Hermlock Street - Spruce Street to Hickory Lane	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt															664,666				664,667
	Hermlock Street - Spruce Street to Hickory Lane	Water	Water - Improvements	Future Issuance	Revenue Debt															664,667				664,667
	Hermlock Street - Spruce Street to Hickory Lane	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt															664,667				664,667
	CPR Training Equipment - Mankins/AED Trainers	Fire/EMS	Fire - Building	None	Cash					4,000														8,000
	CPR Training Equipment - Mankins/AED Trainers	Fire/EMS	Fire - Building	None	Cash																			0
	CPR Training Equipment - Mankins/AED Trainers	Fire/EMS	Fire - Building	None	Cash																			0
	Paging System Updates/Upgrades	Fire/EMS	Fire - Building	2028 G.O. Notes	G.O. Debt			120,500																120,500
	Replace Gear Washers	Fire/EMS	Fire - Building	None	Cash																			10,000
	Replace Gear Washers	Fire/EMS	Fire - Building	None	Cash			10,000																10,000
	Replace Gear Washers	Fire/EMS	Fire - Building	None	Cash										13,000									13,000
	IT Updates/Upgrades - Classroom	Fire/EMS	Fire - Building	None	Cash																			13,500
	Replace TV monitors - Bay, Offices, Bunkrooms, Kitchen, Dayroom	Fire/EMS	Fire - Building	None	Cash																			21,800
	Landscaping refresh/pond maintenance	Fire/EMS	Fire - Building	None	Cash																			72,600
	Furniture replacement - recliners, kitchen chairs, office chairs	Fire/EMS	Fire - Building	None	Cash																			14,500
</																								

Debt Obligations																								
2027 CWF Loan	4,400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,400,000	
2027 G.O. Notes	5,572,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,572,100	
2028 CWF Loan	0	13,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,000,000	
2028 G.O. Notes	0	5,267,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,267,842	
2029 G.O. Notes	0	0	5,042,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,042,907	
2030 G.O. Notes	0	0	0	3,752,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,752,688	
2031 G.O. Notes	0	0	0	0	2,784,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,784,000	
2032 G.O. Notes	0	0	0	0	0	0	2,571,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,571,450	
2030 CWF Loan	0	0	0	7,700,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700,000	
None	425,400	465,384	330,844	438,562	269,558	195,000	250,900	280,844	76,300	183,860	40,000	246,400	120,044	163,000	292,520	35,000	215,000	0	0	0	0	0	4,028,566	
Culture Insurance	0	0	0	0	0	0	1,707,048	1,401,384	1,056,300	2,786,000	2,028,000	2,933,152	2,356,000	1,994,000	2,592,000	521,000	0	0	375,000	0	0	0	19,729,594	
Total	10,397,500	18,733,226	5,373,751	11,891,250	3,053,588	2,766,450	1,957,948	1,682,228	1,132,300	2,949,600	3,179,552	2,476,044	2,157,000	2,884,500	556,000	215,000	375,000	0	0	0	0	0	73,848,937	

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HISTORY

2023 – Fire Chiefs request assistance

2024 – County Fire / EMS Grant program begins

2025 – Continued Grant support

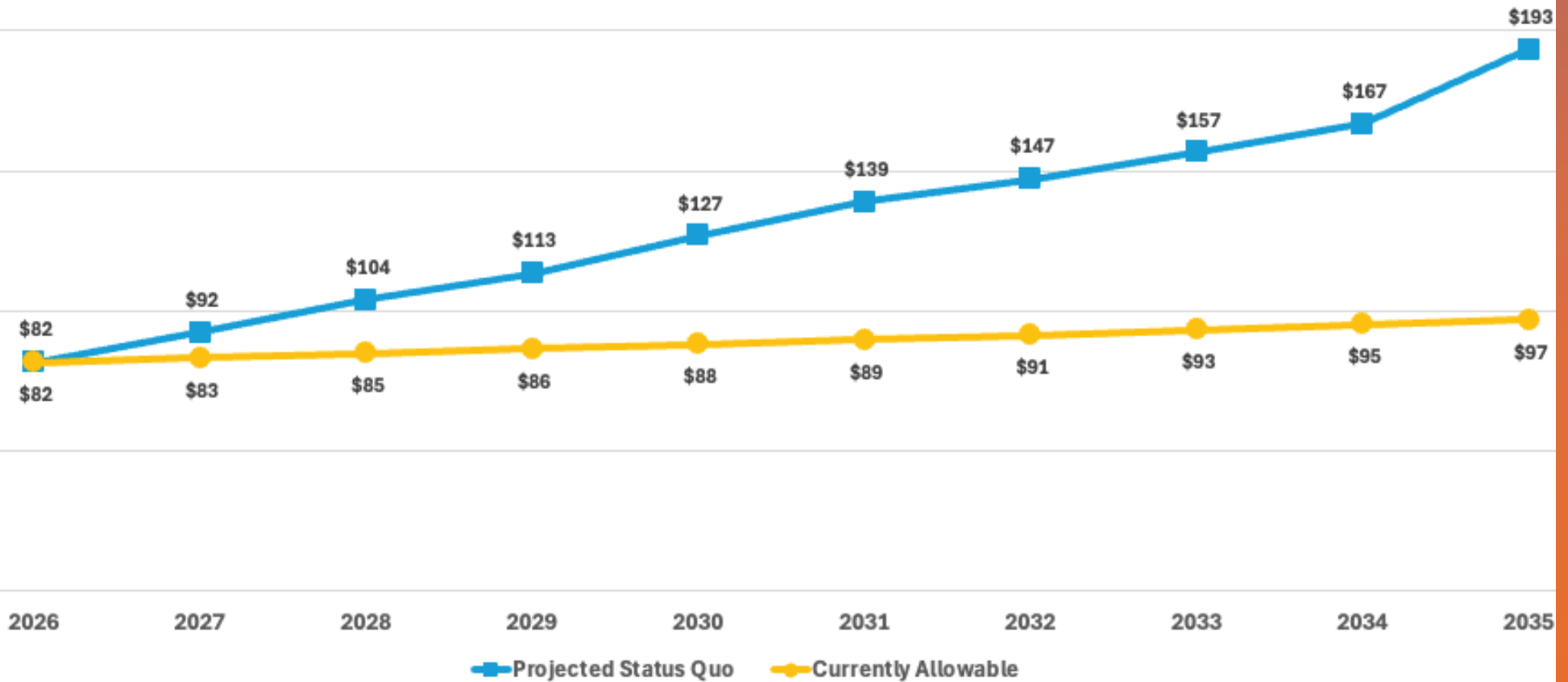
2026 – Continued Grant support. Stakeholder Work Group formed

2026 – Countywide EMS proposal developed

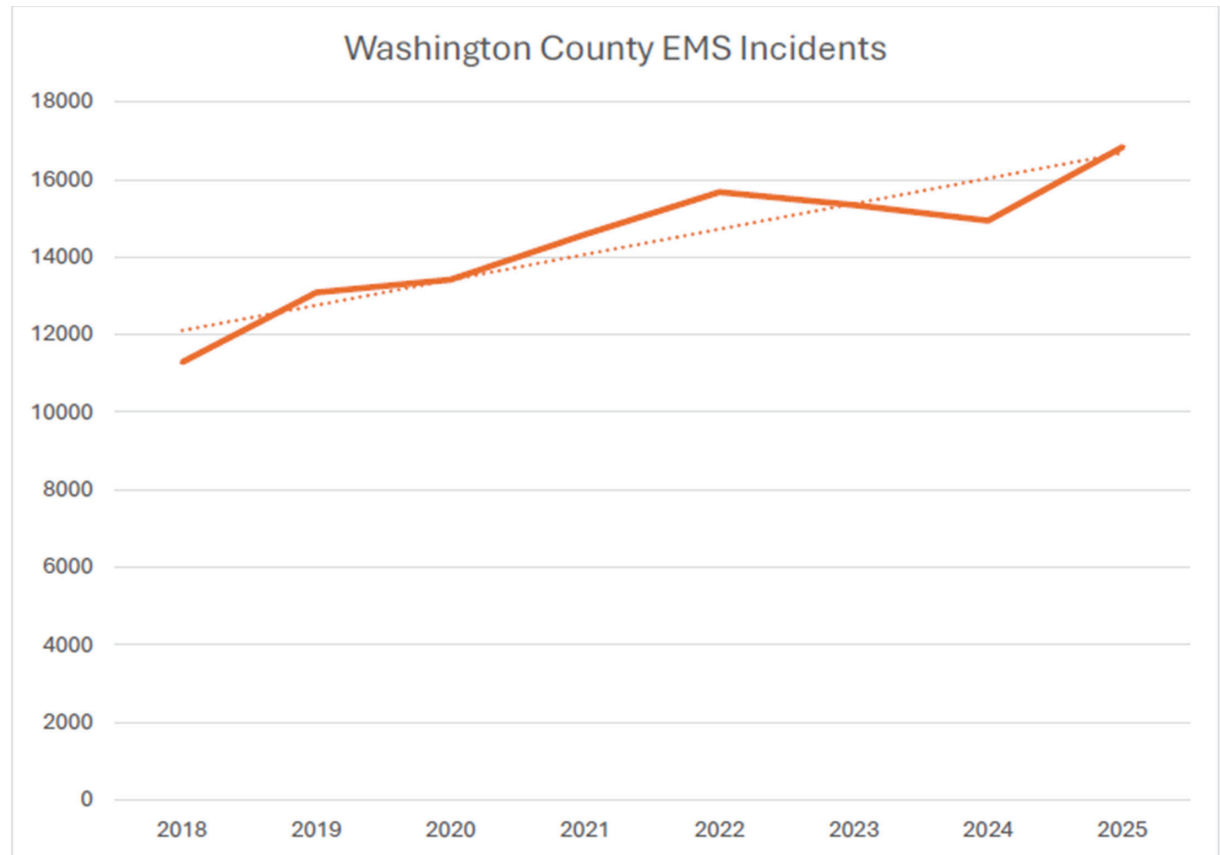
- **Washington County Countywide EMS System**
- Wisconsin Statute 66.0602(3)(e)6 states that **the amount a county levies in a given year to fund a countywide emergency medical system is exempt from the general levy limit.** This exemption only applies to Counties.
- Without County support, Municipalities may be forced to:
 - Hold referenda
 - Borrow money
 - Cut Services
 - Shift funds internally (“Robbing Peter to pay Paul”)
 - Create new taxing districts



Cost Per Capita - Simulated EMS Levy in System (75% of Total Projected EMS + Fire Levy)

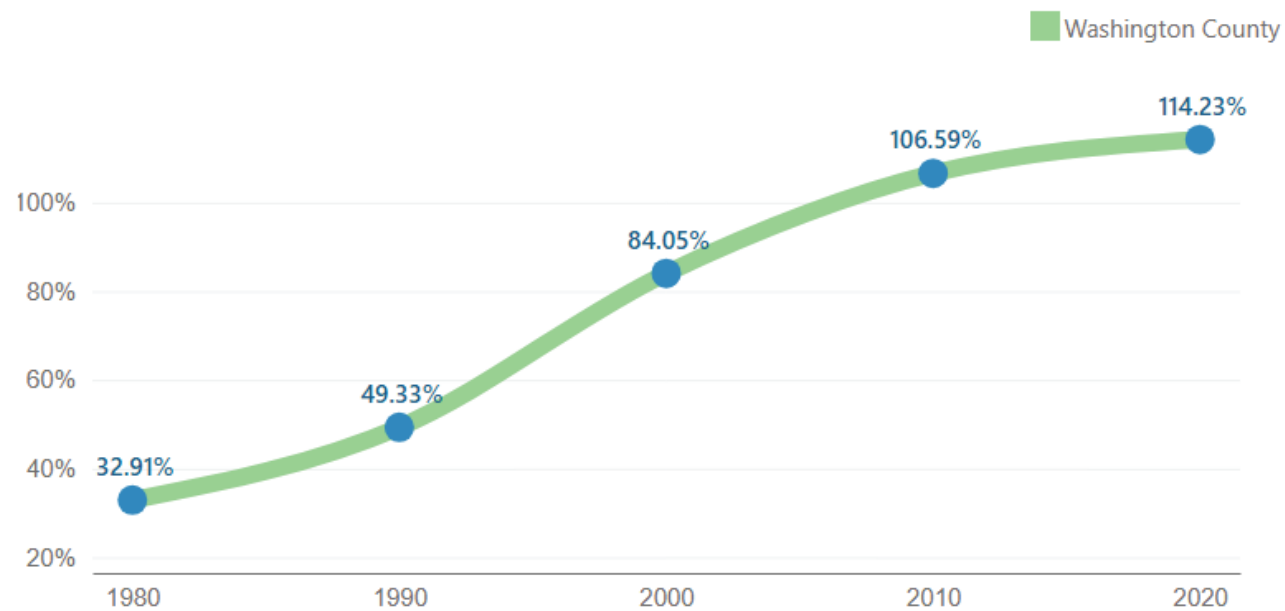


Demand for EMS Services Is Increasing Rapidly



Population Change Since 1970 (Total Percent Change)

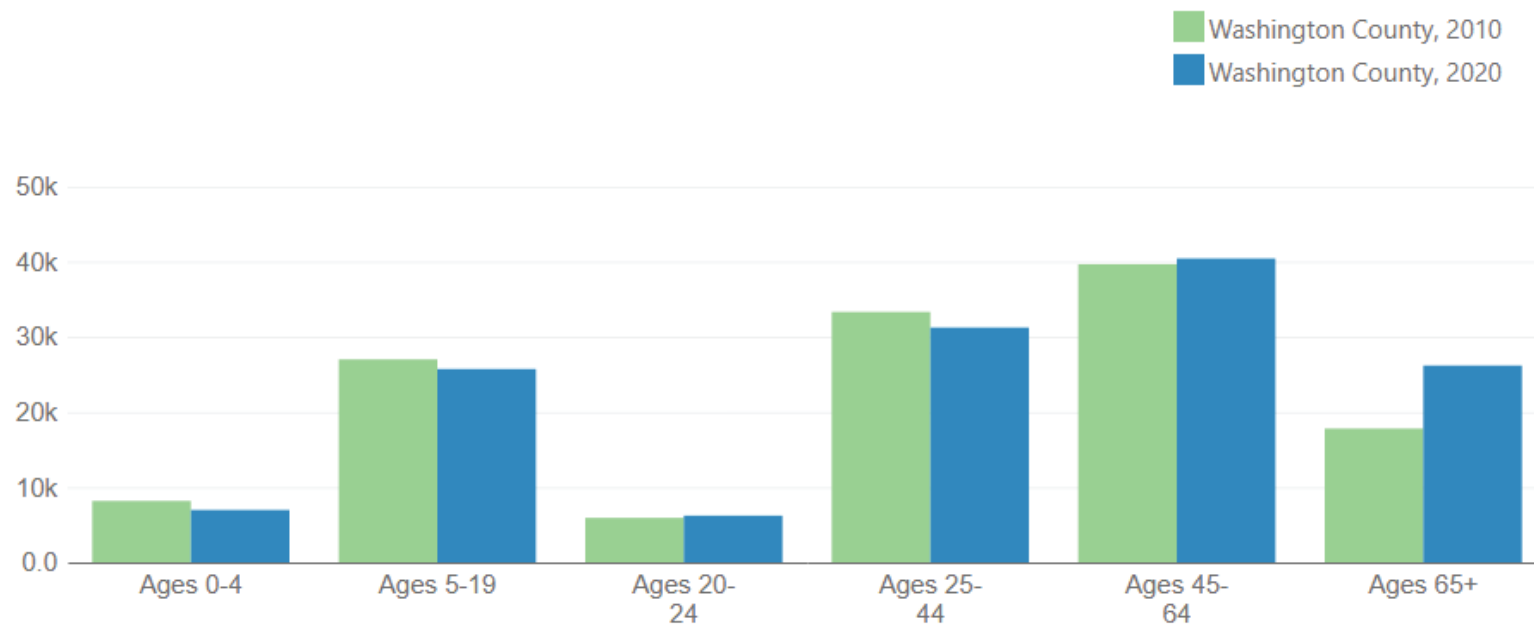
1970-2020



Data source: Wisconsin Population and Housing Estimates

Population by Age Group

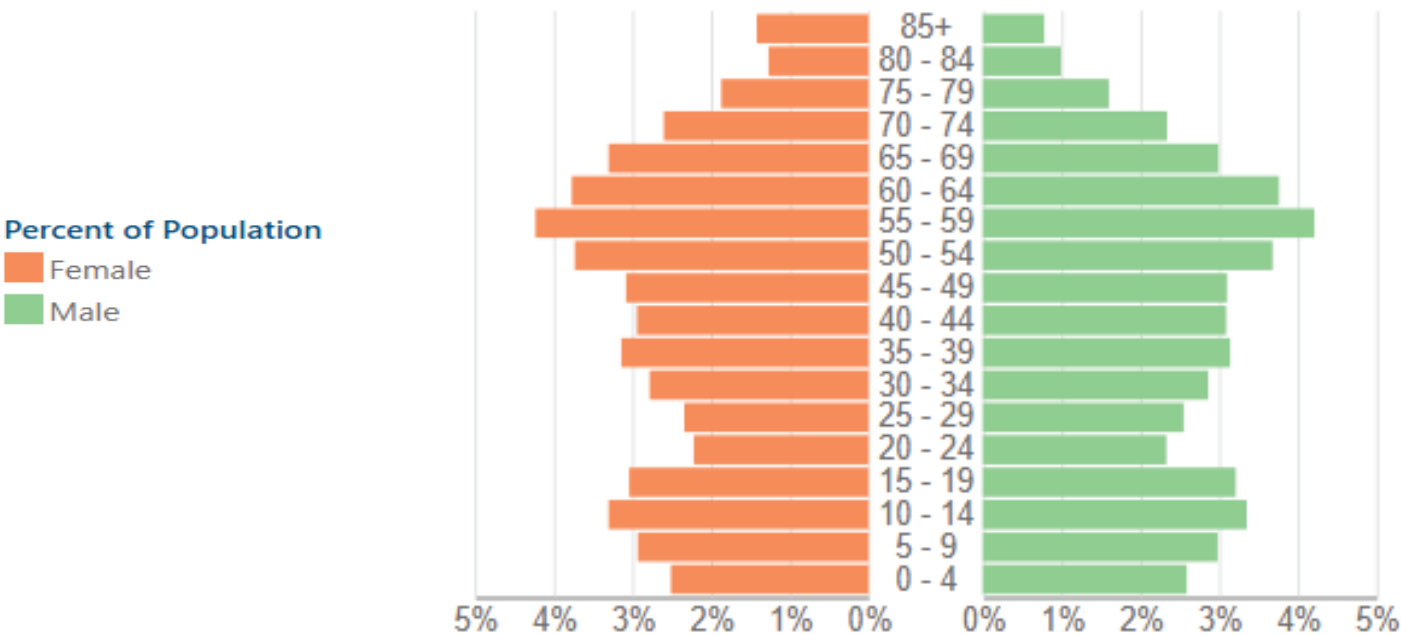
2010 and 2020



Data source: [2020 Census Demographic Profile](#)

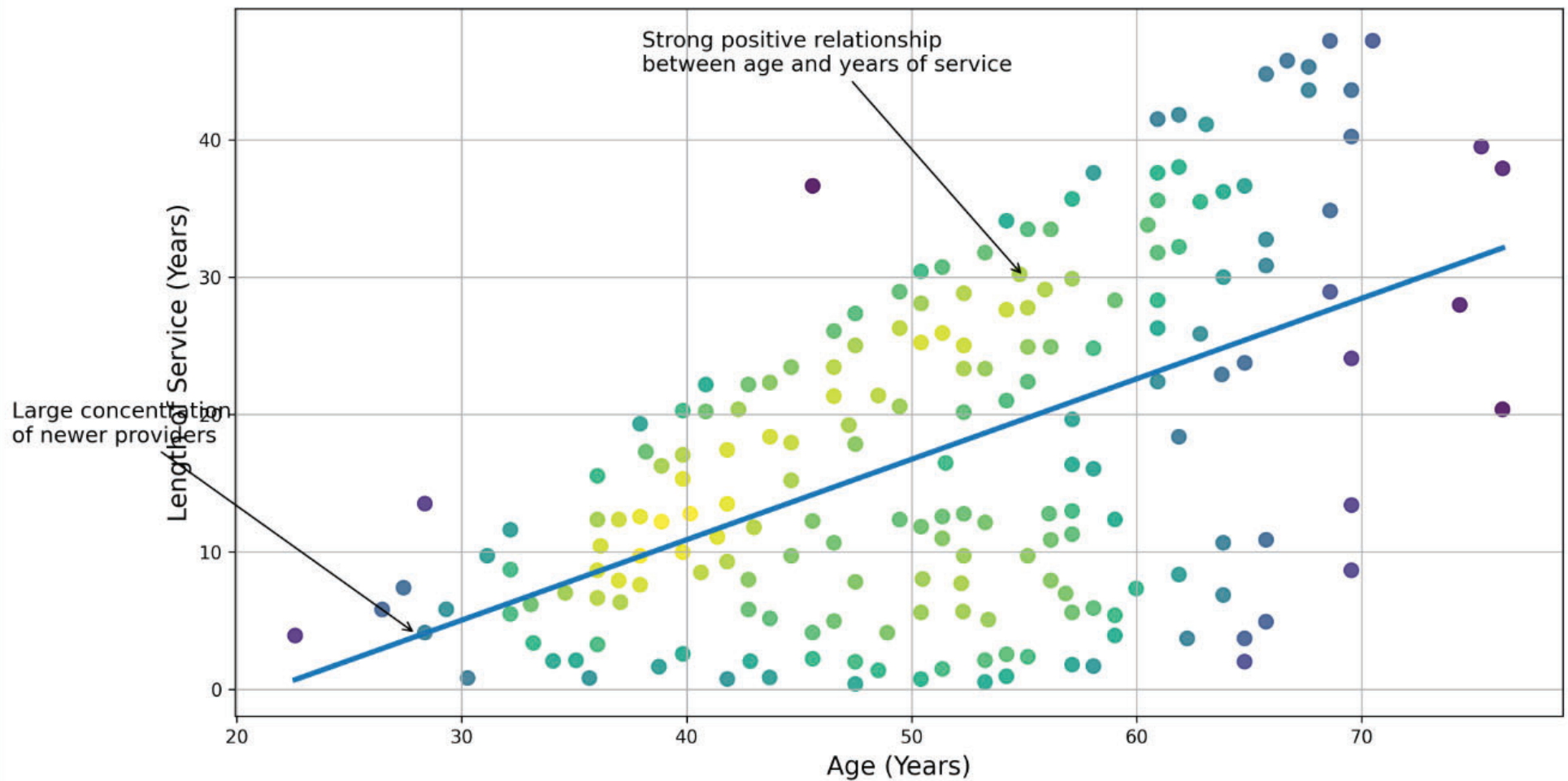
Age Pryamid - 2020

Washington County



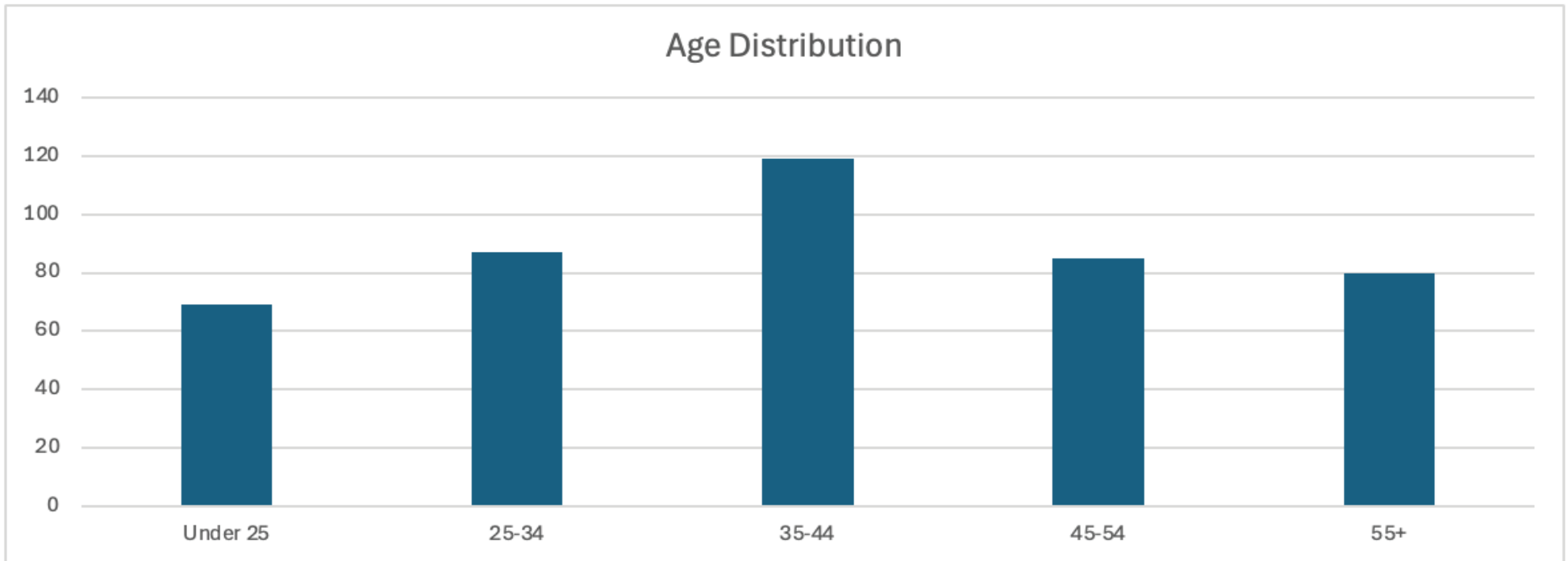
Data source: [2020 Census Demographic Profile](#)

Washington County Firefighter/EMS Provider Age vs Length of Service



Washington County Fire / EMS Department Personnel

Age Distribution



Average age = 40.8

Median age = 40.0

Average length of service = 11.9

Median length of service = 6.4

Age to length of service correlation = 0.69

OBJECTIVES

- ☑ Mitigate long-term (5-10) property tax burden for Washington County taxpayer.
- ☑ Proliferate the Volunteer and Paid on Call Fire and EMS services.
- ☑ Preserve satisfactory level of EMS Service for all Washington County citizens.
- ☑ Relieve Municipal fiscal pressure.
- ☑ Provide fiscal sustainable improvements for Fire / EMS Departments while maintaining Local Control .





Taking the lead in Washington County.

VILLAGE OF JACKSON WASHINGTON COUNTY, WISCONSIN

Notice of Public Hearings

PLEASE TAKE NOTICE:

Notice is hereby given, pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Jackson Code of ordinances, that the Village Board will conduct public hearings at 7:30 p.m. on Tuesday, August 18, 2026, at the Jackson Municipal Complex, located at N168W19851 Main Street, Jackson, WI, 53037 on:

1. Ordinance #26-08, To Rezone Parcel V3_053300D from Planned Unit Development (PUD) to R-6 Mixed Residential District – Richard Knabe

The hearing is open to the public and all interested parties are encouraged to attend the hearing and be heard. Requests from persons with disabilities who need assistance to participate in this meeting or hearings should be made to the Village Clerk's Office with as much advanced notice as possible. A copy of the application and related materials are available for review by contacting the Zoning Director at 262-677-0707.

You may also find a link of information on the Village Website
(www.villageofjacksonwi.gov under Agendas & Minutes)

Dated this 24th day of July 2026.

Pamela Wolf

Pamela Wolf
Village Interim Clerk
Village of Jackson
N168W19851 Main Street
Jackson, WI 53037
(262) 677-9001 Ext. 210
pam.wolf@villageofjacksonwi.gov

N168W19851
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Posted: Friday, July 24, 2026
Published: Tuesday July 28, 2026 and Tuesday, August 4, 2026

VILLAGE OF JACKSON
VILLAGE BOARD MEETING
Tuesday, July 14, 2026 at 7:30 PM
Minutes

1. Call to Order and Roll Call

The meeting was called to order at 7:30 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Kurtz, Tr. Olson, Tr. Schlenz and Tr. Wells

Members Excused: None

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, Treasurer Darlene Smith, Public Works Director Jack Straehler, Fire Chief Aaron Swaney, Police Chief Ryan Vossekuil, Clerk Lisa Heiser and Deputy Clerk Pamela Wolf

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

Pres. Heckendorf requested to alter agenda order and handle item 6b prior to the presentations and public hearing. There were no objections. President Heckendorf requested Jeff Froemming come to the front where President Heckendorf read Resolution #26-26 aloud.

b. Resolution #26-26 - Appreciation of Service to Jeff Froemming - Jackson Fire Department

The motion to introduce Resolution #26-26 Appreciation of Service to Jeff Froemming Jackson Fire Department was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

3. Presentations

a. Review 2025 Draft Audit of the Financial Statements - Presentation by Lucida, LLC, with Possible Discussion and Action

Pattie Reda, Representative of Lucida, LLC, provided an overview of the Year-End 2025 Auditor's Report and Financial Statements. Ms. Reda noted the status of TID 4, 5,6 and 7, Capital Projects, Debt Limit, as well as Water and Sewer Funds status and reported it was a clean audit.

The motion to accept the 2025 Audit was made by Tr. Kurtz and seconded by Tr. Olson.

Vote: 7 ayes, 0 nays. Motion carried.

b. Review of Proposed 2027 Capital Improvement Plan

Administrator Heidtke provided background.

The motion to direct staff to proceed with the Capital Project Planning as proposed, or with amendments if we have any, for the purpose of creating a draft 2027 budget and capital projects plan for review by the board at the August meeting was made by Tr. Engelhardt and seconded by Tr. Kurtz.

Vote: 7 ayes, 0 nays. Motion carried.

4. Public Hearings

- a. Conditional Use and Site Plan Review - N168W20160 Main Street - Freedom Fellowship Church

Pres. Heckendorf opened the floor for the public hearing.

Attorney Michael Keepman spoke on behalf of Freedom Fellowship Church requesting the same existing conditional use apply to one or both parcels, as it is now. Pres. Heckendorf explained action would take place later in the meeting; this was just the public hearing portion.

No additional persons wished to be heard. Pres. Heckendorf closed the public hearing.

- 5. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None.

6. Consent Agenda

- a. Approval of Minutes of the Village Board Meeting of June 9, 2026, and Special Board Meeting of July 21, 2026

The motion to approve the minutes of the June 9, 2026, Village Board meeting was made by Tr. Emmrich and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

7. Approval of Licenses

- a. Cigarette/Tobacco/Vape License
 - i. Wisconsin Horticulture, LLC (Agent: Michelle Bramlett) N168W20542 Main Street

The motion to table the Cigarette, Tobacco and Vape License for Wisconsin Horticulture, LLC due to an incomplete application was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Tr. Emmrich questioned if they were still able to sell in the interim. Deputy Clerk Wolf stated this is a new license, not a renewal, so they are not permitted to sell products requiring the license until the license has been issued.

Vote: 7 ayes, 0 nays. Motion carried.

8. Budget and Finance Committee

- a. Pay Request #1 – 2026 Street Improvement Projects - Eagle Drive, Hawthorn Drive, Aspen Drive, and Linden Drive - Vinton Construction in the amount of \$112,803.94

The motion to approve Pay Request #1 for the 2026 Street Improvement Project for Eagle, Hawthorn, Aspen and Linden Drives to Vinton Construction in the amount of \$112,803.94 was made by Tr. Wells and seconded by Tr. Schlenz.

Vote: 7 ayes, 0 nays. Motion carried.

- b. Pay Request #1 – 2026 Wastewater Treatment Plant Fill Removal Project – BMCI Construction in the amount of \$118,802.25

The motion to approve Pay Request #1 for the 2026 Wastewater Treatment Plant Fill Removal Project to BMCI Construction in the amount of \$118,802.25 was made by Tr. Olson and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

- c. Reimbursement Request #16 - 2024 Wastewater Treatment Plant Tertiary Filter and UV Disinfections Project - Clean Water Fund Loan in the amount of \$39,575.63

The motion to approve Reimbursement Request #16 for the 2024 Wastewater Treatment Plant Tertiary Filter and UV Disinfections Project, Clean Water Fund Loan in the amount of \$39,575.63 was made by Tr. Wells and seconded by Tr. Olson.

Vote: 7 ayes, 0 nays. Motion carried.

- d. Pay Request #3 - 2025 Dog Park at Cedar Creek Park - Lowe Underground, Inc. in the amount of \$61,605.51

The motion to approve Pay Request #3 for the 2025 Dog Park Project at Cedar Creek Park to Lowe Underground, Inc. in the amount of \$61,605.51 was made by Tr. Wells and seconded by Tr. Olson.

Vote: 7 ayes, 0 nays. Motion carried.

9. Plan Commission

- a. Conditional Use and Site Plan Review - N168W20160 Main Street - Freedom Fellowship Church

The motion to approve the conditional use request and site plan for Freedom Fellowship Church, to operate a worship facility and related uses at N168W20160 Main Street, as submitted was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Due to a scrivener's error on the Washington County Geographic Information System, the agenda reflected an incorrect property address. The correct address for the church is N168W20152 Main Street and is the building being approved for conditional use.

Vote: 7 ayes, 0 nays. Motion carried.

10. West Bend School District

Tr. Wells back to school information is all updated on the school district website.

11. Washington County Board Report

No report was provided by Supervisor Schwab or Hartwig.

Pres. Heckendorf stated the County EMS program is taking shape, watch emails for upcoming meetings.

12. Greater Jackson Business Alliance

Greater Jackson Business Alliance is set to meet July 15 in Hickory Lane Park at 5:00PM, this is the meeting where scholarships are awarded.

13. Mid-Moraine Municipal Association Report

Tr. Olson stated next meeting to be held in September.

14. Closed Session Pursuant to Wis. Stats. §19.85(1)(c) "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility" and 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

The closed session is for the following purposes:

- a. To Discuss Development Agreement with West Bend School District
- b. 2026 Village Administrator Performance Review

The motion to proceed into closed session pursuant to Wis. Stats. §19.85(1)(c) was made by Pres. Heckendorf and seconded by Tr. Engelhardt. A roll call vote was taken:

Pres. Heckendorf: Aye
Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kurtz: Aye
Tr. Schlenz: Aye
Tr. Wells: Aye
Tr. Olson: Aye

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 8:18 PM. Those present in the closed session were the Board members and Administrator Heidtke.

15. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session

The motion to reconvene in open session was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 8:54 PM.

No action was taken on the closed session items.

16. Adjourn

The motion to adjourn the meeting was made by Tr. Emmrich and seconded by Tr. Schlenz.

Vote: 7 ayes, 0 nays. Motion carried. The meeting adjourned at 8:55 PM.

Respectfully Submitted,

Pamela Wolf
Deputy Clerk
Village of Jackson

VILLAGE OF JACKSON

VILLAGE BOARD MEETING

Tuesday, July 21, 2026 at 6:00 PM

Minutes

1. Call to Order and Roll Call

The meeting was called to order at 6:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Kurtz, Tr. Olson, and Tr. Schlenz.

Members Excused: Tr. Wells

Members Absent: None

Staff Present: Administrator Jen Heidtke, Clerk Lisa Heiser, Parks & Recreation Director Tyler Mentzel

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

3. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None.

4. Approval of Minutes of the Special Village Board Meeting of June 18, 2026

The motion to approve the minutes of the Special Village Board Meeting of June 18, 2026, was made by Tr. Emmrich and seconded by Tr. Kurtz.

Vote: 6 ayes, 0 nays. Motion carried.

5. Closed Session Pursuant to Wis. Stats. §19.85(1)(c) "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility" and 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

The closed session is for the following purposes:

1. To Discuss Development Agreement with West Bend School District
2. To Receive Information about Candidates for the Village Treasurer and Deputy Treasurer Positions and to Discuss Specific Candidates

The motion to proceed into closed session pursuant to Wis. Stats. §19.85(1)(c) and Wis. Stats. §19.85(1)(e) was made by Pres. Heckendorf and seconded by Tr. Emmrich. A roll call vote was taken:

Pres. Heckendorf: Aye
Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kurtz: Aye
Tr. Schlenz: Aye
Tr. Olson: Aye

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 6:02 PM. Those present in the closed session were the Board members and Administrator Heidtke.

6. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session, Including Possible Appointment of Village Treasurer

The motion to reconvene in open session was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 6:32 PM.

The motion to appoint Jeffrey Hamers as Treasurer was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Vote: 6 ayes, 0 nays. Motion carried.

Clerk Heiser performed the ceremonial swearing in of Jeffrey Hamers for the position of Village Treasurer.

7. Adjourn

The motion to adjourn the meeting was made by Pres. Heckendorf and seconded by Tr. Olson.

Vote: 6 ayes, 0 nays. Motion carried. The meeting adjourned at 6:36 PM.

Respectfully Submitted,

Lisa Heiser
Village Clerk
Village of Jackson

NAME	ADDRESS	POLITICAL AFFILIATION
Janet Thompson	W196N16561 Hawthorn Dr.	None
Charlotte Cherrey	Moving Aug 21, 2026-signed up thru WEC	None
George Mueller (Mike)	N164W21141 Glen Brooke Dr.	None



2026 - 2027
Local Roads Improvement Program (LRIP)
State Municipal Project Agreement

Date:	July 27, 2026	Program Type:	MSILT
LRIP Project Number:	20453	CVT:	66141
County:	Washington	Project ID:	39508802704
Recipient:	Village of Jackson	Appropriation:	27800
		Account:	8700140

The signatory city, village, town or county, hereinafter called the Municipality, through its duly authorized officers or officials via the signed LRIP application form and terms and conditions, and the State of Wisconsin Department of Transportation, hereinafter called the State, enter into this agreement, hereinafter called the Agreement, to accomplish the described project, hereinafter called the Project.

The authority for the Municipality and the State to enter into this agreement is provided by the *Wisconsin Administrative Code TRANS 206.03(12)*.

Improvement Type:	Reconstruction	Intended Construction Year:	2027
Surface Type:	70 - Hot Mix Asphalt Pavement (HMAC)		
On Route 1:	Jackson Dr		
At Route:	STH 60		
Toward Route:	Park Rd (1)		
Structure	None		
Section Length	370 ft		
Need for Improvement:	Failed Asphalt Pavement		
Other Work:	Adjust manholes, Pavement marking, Street signs*, Sanitary sewer*, Water main*, Sidewalk, Lighting*, Reconstruct Intersection, Re-establish crown, Storm sewer		

Thickness	Travel Width (Per Lane)	Left Shoulder	Curb & Gutter	Right Shoulder	Curb & Gutter
5.00 in	16 ft 0 in	0 ft 0 in	Y	0 ft 0 in	Y

Project Cost Summary	Estimated Costs	LRIP/State Funds	Municipal Funds (includes ineligible costs)
Engineering:	\$103,000.00		
Right-of-Way Acquisition:	\$0.00		
Construction:	\$140,000.00		
Total Eligible Costs:	\$243,000.00		
Total Ineligible Costs	\$273,000.00		

Total Improvement Costs:	\$516,000.00	\$47,984.23	\$468,015.77
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This request is subject to the terms and conditions agreed to at the time of application for the designated MUNICIPALITY and upon acceptance by the STATE, per signature below, shall constitute agreement between the MUNICIPALITY and the STATE.

Accepted for the State of Wisconsin, Department of Transportation:

By: Merrill Mechler-Hickson
Local Transportation Programs and Finance

July 27, 2026
Date

2026 - 2027
Local Roads Improvement Program (LRIP)
State Municipal Project Agreement

Project Funding						
Funding Type	From Project	Program Type	Biennium	Sunset Date	Approved Amount	Date
New Biennium Project	N/A	MSILT	2026 - 2027	June 30, 2031	\$47,984.23	July 27, 2026
				Total	\$47,984.23	

2026 - 2027
Local Roads Improvement Program (LRIP)
State Municipal Project Agreement

Terms and Conditions

1. The State shall not be liable to the Municipality for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Municipality for damages or delays resulting from injunctions or other restraining orders obtained by third parties.
2. The State will not be liable to any third party for injuries or damages resulting from work under or for the Project. The Municipality and the Municipality's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Municipality and its sureties; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Municipality or its sureties; or because of any claims or amounts recovered for any infringement by the Municipality and its sureties of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the employees of the Municipality and its sureties; or any other law, ordinance, order or decree relating to the Municipality's operations.
3. Contract modification: This Agreement can only be modified by written instruments duly executed by both parties. No term or provision of neither this Agreement nor any of its attachments may be changed, waived or terminated orally.
4. Binding effects: All terms of this Agreement shall be binding upon and inure to the benefits of the legal representatives, successors and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third-party enforcement rights.
5. Choice of law and forum: This Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties hereby expressly agree that the terms contained herein are enforceable by an action in the Circuit Court of Dane County, Wisconsin.
6. Non-appropriation of funds: With respect to any payment required to be made by the State under this Agreement, the parties acknowledge the State's authority to make such payment is contingent upon appropriation of funds and required legislative approval sufficient for such purpose by the Wisconsin Legislature. If such funds are not so appropriated, either the Municipality or the State may terminate this Agreement after providing written notice not less than thirty (30) days before the termination is to take effect. (Reference 66 OAG 408; State ex rel. LaFollette v. Reuter, 36 Wis. 2d 96, 119 [1967])
7. The initiation and accomplishment of the Project will be subject to the applicable federal, state and local laws, administrative policy and program rules, ordinances, standards, and contract bidding requirements. Please note that if any portion of a Project is funded using federal funds, the entire Project will be subject to federal requirements. Any federally-funded portion of the Project is not eligible for reimbursement under this Agreement.
8. The construction of the Project will be in accordance with the appropriate standards unless an exception to standards is granted by the State prior to construction. The entire cost of the Project not constructed to standards will be the responsibility of the Municipality unless such exception is explicitly granted in writing by the State.
9. The Municipality will assume all responsibility for complying with all applicable environmental requirements for the Project.
10. The work, which is eligible for State participation, will be administered by the Municipality.
11. The Municipality agrees to comply with the relevant applicable statutes governing advertisements for bids. The Municipality is encouraged to advertise for greater than the minimum requirements to provide the widest possible coverage. The Municipality shall provide the State information regarding the source where the LRIP bid advertisements can be located no less than seven (7) days prior to the first week of advertisement. The Municipality must keep records of publication in the project file. All Municipal contracts for this Project will be let by competitive bid and awarded to the lowest responsible bidder in accordance with the provisions of Wis. Stat. § 86.31(2) and all other Municipal bidding requirements.
12. State financing will be limited to up to 90 percent (90%) participation for eligible items for Supplemental projects and 50 percent (50%) participation for eligible items for Entitlement and Discretionary projects or to the limit approved for the Project - whichever is less.
13. Payments to the Municipality will be made after the Project is completed, and the contractor(s) is/are fully reimbursed.
14. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality.
15. The Municipality will keep records of the cost of the Project, letting documents, advertising information, itemized invoices, and contractor payment documentation and will have them available for inspection by representatives of the State and will furnish copies when requested.
16. By signing this Agreement, the Municipality certifies the estimated costs are provided in good faith based on information known at the time of the estimate creation and reflects an accurate estimate of anticipated costs.
17. The design and construction of the Project must be certified by a registered professional engineer, if the cost of the Project exceeds \$65,000 per Wis. Stat. § 86.31(2)(e).
18. Federal Single Audits of Local Government Units:
 - a. The Municipality shall have a single organization audit performed by a qualified independent auditor if required to do so under federal law and regulations. (See Federal Circular No. A-133)
 - b. This audit shall be performed in accordance with Federal Circular A-133 issued by the Federal Office of Management and Budget and state single audit guidelines issued by the Wisconsin Department of Administration.

2026 - 2027
Local Roads Improvement Program (LRIP)
State Municipal Project Agreement

- c. The Municipality will keep records of costs of construction, inspection tests and maintenance done by it to enable the State to review the amount and nature of the expenditure for those purposes. Such accounting records and any other related records shall be subject to a project review or audit as directed by the State within ten (10) years of project closing.

19. The Municipality will maintain, at its own cost and expense, all portions of the Project that lie within its jurisdiction and will make provision of such maintenance as long as the road remains open to traffic.

20. In accordance with the State's sunset policy for LRIP projects, the subject improvement must be constructed and submitted for reimbursement within three biennia. The sunset date of the funds is listed in the Project Funding table in this Agreement.

21. Nothing in this Agreement shall be deemed a waiver of the State's Sovereign Immunity.

22. If any part of this Agreement is determined to be invalid, illegal, or unenforceable, such determination shall not affect the validity, legality, or enforceability of any other part of this Agreement and the remaining parts shall be enforced as if such invalid, illegal, or unenforceable part was not contained herein.

23. In connection with the performance of work under this Agreement, the Municipality agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the contractor further agrees to take affirmative action to ensure equal employment opportunities. The Municipality agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause.

 X Checking this box indicates that the Preparer is authorized to conduct official business for the Municipality identified below and upon acceptance by the State shall constitute agreement between the Municipality and the State, subject to the terms and conditions above.

Recipient:	Village of Jackson	County:	Washington	
Head of Government:	BRIAN HECKENDORF	Title:	Head of Government	
Preparer:	Matthew Stephan	Title:	Consultant/Private Engineer acting as Municipal Engineer	Date: 07/24/2026
Reviewer:	Joshua Glass	Title:	County Highway Commissioner Assistant	Date: 07/27/2026



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: WE Energies Easement Agreement for the Relocation of Utilities on Eagle Drive

Meeting Date: July 28, 2026 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of an easement request from WE Energies related to the relocation of overhead utilities to underground utilities along Eagle Drive.

As part of the Village's 2026 borrowing, funding was allocated for this project, including the relocation of utilities from overhead to underground. Because this is a proprietary utility service, only one proposal was received. The Village has approved and processed payment to WE Energies in the amount of \$56,905.03 for the utility relocation work.

WE Energies is requesting an easement across Village-owned property to facilitate completion of the Eagle Drive underground utility relocation project. The affected properties include the Village of Jackson Public Works and Utilities Building, located at W194N16660 Eagle Drive (Tax Key V3-019700E), and the adjacent Village-owned parcel (Tax Key V3-019800A).

The easement request is time-sensitive and necessary to maintain the project schedule. To avoid delays in construction and utility installation, the easement is being presented to the Board for retroactive approval.

Funding for this project will come from the following account:
600-00-56700-400-000 (Capital Projects Repairs/Construction)

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Village Board approve the easement request for W194N16660 Eagle Drive (Tax Key V3-019700E) and the adjacent lot Tax Key V3-019800A.

**DISTRIBUTION EASEMENT
UNDERGROUND ELECTRIC AND
COMMUNICATIONS**

Document Number

WR NO. **5202058** IO NO. **76877**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VILLAGE OF JACKSON**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies** and **WISCONSIN BELL LLC, D/B/A AT&T Wisconsin a limited liability company**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land 12 feet in width being a part of Grantor's land as described in the **Quit Claim Deed** recorded **January 4, 2007** as **Document No. 1148497** and the **Special Warranty Deed** recorded **December 2, 2016** as **Document No. 1419839** in the office of the Register of Deeds in and for Washington County and being part of the **Northeast 1/4 of Section 20, Township 10 North, Range 20 East** in the Village of Jackson, Washington County, Wisconsin.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM P277
PO BOX 2046
MILWAUKEE, WI 53201-2046

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

V3-019800A and V3-019700E
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document or voluntarily waives the five day review period.

Grantor:

VILLAGE OF JACKSON

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____, 2026,
the above named _____, the _____
and _____, the _____
of the VILLAGE OF JACKSON, for the municipal corporation, by its authority, and pursuant to Resolution File
No. _____ adopted by its _____ on _____, _____.

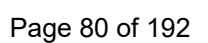
Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

This instrument was drafted by Michele Arendt on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.



ORDINANCE #26-09

**AN ORDINANCE CREATING SECS. 42-170 THROUGH 42-179 OF
THE MUNICIPAL CODE OF THE VILLAGE OF JACKSON
REGULATING THE OPERATION OF MINIBIKES AND OTHER
UNLICENSED MOTOR VEHICLES**

SECTION I The Village of Jackson, Washington County, Wisconsin, adopts the following Ordinance Regulating the Operation of Minibikes and Other Unlicensed Motor Vehicles.

Sec. 42-170. Intent.

The purpose of this Ordinance is to ensure public safety and maintain the peace and comfort of Village residents by establishing operational restrictions for minibikes and similar unlicensed motorized vehicles, to prevent disturbances, injuries, and unsafe practices, and to balance recreational use of such vehicles with the protection of public health, safety, and welfare.

Sec. 42-171. Statutory Authority.

This Ordinance is adopted pursuant to Wis. Stat. §§ 61.34, 61.35, 349.03, and 23.335.

Sec. 42-172. Definitions.

The definitions in Wis. Stat. § 23.335(1) are hereby incorporated by reference. The following definitions also apply to this Ordinance:

- (a) **Minibike.** A motor-driven cycle, including any motorized bicycle, motorized scooter, go-kart, dirt bike, or similar device, that is not licensed or registered for operation on public highways under Wis. Stat. Ch. 341, and that is powered by an internal combustion engine or electric motor.
- (b) **Off-Highway Motorcycle.** A 2-wheeled motor vehicle that is straddled by the operator, that is equipped with handlebars, and that is designed for use off a highway, regardless of whether it is also designed for use on a highway, as defined in Wis. Stat. § 23.335(1).

- (c) **Operate.** To exercise physical control over the speed or direction of a minibike or off-highway motorcycle, or to physically manipulate or activate any of the controls of such vehicle necessary to put it in motion.
- (d) **Unlicensed Motor Vehicle.** Any motor-driven vehicle that is not licensed or registered for operation on a public highway under the laws of the State of Wisconsin, including but not limited to minibikes, off-highway motorcycles, and go-karts.

Sec. 42-173. State Laws Adopted.

Except as otherwise provided in this Ordinance, the statutory provisions of Wis. Stat. § 23.335 establishing definitions and regulations with respect to off-highway motorcycles, exclusive of any provisions therein relating to penalties to be imposed and exclusive of any regulations for which the statutory penalty is a fine or term of imprisonment, are hereby adopted and by reference made a part of this Ordinance as if fully set forth herein. Any future amendments, revisions, or modifications of the statutes incorporated herein are made a part of this Ordinance, except to the extent that the provisions of this Ordinance are more restrictive.

Sec. 42-174. Prohibited Areas of Operation.

No person shall operate a minibike or unlicensed motor vehicle in any of the following locations:

- (a) **Public Streets and Highways.** On any public street or highway within the Village, unless the vehicle is licensed and meets all applicable state equipment requirements for highway use.
- (b) **Sidewalks and Paths.** On any public sidewalk, walking path, bicycle path, or shared-use trail within the Village.
- (c) **Road Shoulders and Drainage Ditches.** On the shoulder or in the drainage ditches of any public street or highway, or within the boundary of any public right-of-way, unless a trail or area is specifically authorized and designated by the Village Board for such use.
- (d) **Village-Owned Property.** On any Village-owned or Village-controlled property without prior written authorization from Village staff.
- (e) **Private Property.** On the property of another person without the express consent of the property owner or occupant. The burden of proving consent rests with the operator.

- (f) **Proximity to Dwellings.** Within 150 feet of any dwelling, unless operated on private property with the consent of the property owner.

Sec. 42-175. Operational Restrictions.

The following restrictions apply to all operators of minibikes and unlicensed motor vehicles within the Village of Jackson:

- (a) **Speed.** No person shall operate a minibike or unlicensed motor vehicle in excess of 25 miles per hour, or at any speed greater than is reasonable and prudent under the conditions then existing.
- (b) **Nighttime Operation.** No person shall operate a minibike or unlicensed motor vehicle between the hours of sunset and sunrise unless the vehicle is equipped with a lighted headlamp and tail lamp that are clearly visible from a distance of 500 feet.
- (c) **Passengers.** No person shall operate a minibike or unlicensed motor vehicle with more than one passenger.
- (d) **Noise.** No person shall operate a minibike or unlicensed motor vehicle so as to race the engine or cause unnecessary or unusual noise that annoys, disturbs, injures, or endangers the comfort, health, peace, or safety of any person.
- (e) **Careless Operation.** No person shall operate a minibike or unlicensed motor vehicle in any careless or reckless manner so as to endanger any person or the property of another.
- (f) **Required Equipment.** No person shall operate a minibike or unlicensed motor vehicle unless it is equipped with all required safety equipment as provided in Wis. Stat. § 23.335(17).
- (g) **Intoxicated Operation.** No person shall operate a minibike or unlicensed motor vehicle while under the influence of an intoxicant, a controlled substance, or any combination thereof, to a degree that renders the person incapable of safely operating the vehicle.

Sec. 42-176. Age and Helmet Requirements.

- (a) **Minimum Age — Roadway.** No person under 12 years of age may operate a minibike or off-highway motorcycle on any roadway under any circumstances.
- (b) **Minimum Age — Off-Roadway.** No person under 12 years of age may operate a minibike or off-highway motorcycle off a roadway unless accompanied by a

parent or guardian, or by a person at least 18 years of age designated by the parent or guardian.

- (c) **Helmet Requirement.** No person under 18 years of age may operate or ride as a passenger on a minibike or unlicensed motor vehicle without wearing protective headgear that meets the standards of the American National Standards Institute (ANSI) or the Snell Memorial Foundation, with the chin strap properly fastened.
- (d) **Safety Certification.** No person who is at least 12 years of age and born after January 1, 1998, may operate an off-highway motorcycle off the highways unless the person holds a valid off-highway motorcycle safety certificate issued by the Wisconsin Department of Natural Resources under Wis. Stat. § 23.335(14), or by another state or a province of Canada.

Sec. 42-177. Parental Responsibility.

- (a) **Prohibition.** No parent or guardian of a minor shall knowingly authorize or permit the minor to operate a minibike or unlicensed motor vehicle in violation of any provision of this Ordinance.
- (b) **Forfeiture Liability.** A parent or guardian who knowingly permits a minor in their custody or control to operate a minibike or unlicensed motor vehicle in violation of this Ordinance shall be subject to the same forfeiture as the minor operator.
- (c) **Restitution.** Where a minor causes damage to public or private property while operating a minibike or unlicensed motor vehicle in violation of this Ordinance, the parent or guardian shall be jointly and severally liable for restitution consistent with Wis. Stat. § 895.035.

Sec. 42-178. Enforcement.

This Ordinance shall be enforced by any law enforcement officer authorized to enforce the laws of the State of Wisconsin.

Sec. 42-179. Penalties.

Any person who violates any provision of this Ordinance shall be subject to a forfeiture as provided in the Village of Jackson's general forfeiture schedule. Wisconsin state off-highway motorcycle penalties as found in Wis. Stat. § 23.335(13) are adopted by reference. Each day of a continuing violation constitutes a separate offense.

SECTION II The provisions of this Ordinance shall be deemed severable and it is expressly declared that the Village would have passed the other provisions of this Ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this Ordinance or the application to any person or circumstances is held invalid, the remainder of the Ordinance and the application of such provisions to other persons or circumstances shall not be deemed affected.

SECTION III This Ordinance becomes effective upon passage and publication.

SECTION IV The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: ____aye ____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Pamela Wolf, Deputy Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

ORDINANCE #26-10

**AN ORDINANCE CREATING SECS. 42-180 THROUGH 42-191 OF
THE MUNICIPAL CODE OF THE VILLAGE OF JACKSON
REGULATING THE OPERATION OF ELECTRIC BICYCLES**

SECTION I The Village of Jackson, Washington County, Wisconsin, adopts the following Ordinance Regulating the Operation of Electric Bicycles.

Sec. 42-180. Intent.

The purpose of this Ordinance is to establish regulations for Class 1, Class 2, and Class 3 electric bicycles consistent with Wisconsin Statutes; to require compliance with applicable bicycle and traffic laws; to protect pedestrians; to establish parental responsibility for violations committed by minors; and to provide accommodations for individuals using electric bicycles as mobility devices under applicable disability laws.

Sec. 42-181. Statutory Authority.

This Ordinance is adopted pursuant to Wis. Stat. §§ 61.34, 61.35, 349.03, and 2019 Wisconsin Act 34.

Sec. 42-182. Definitions.

The definitions in Wis. Stat. § 340.01 are hereby incorporated by reference. The following definitions also apply to this Ordinance:

- (a) **Bikeway.** A public path, trail, lane (not to include bike lane), or other way, including structures, traffic control devices and related support facilities and parking areas, designated for use by bicycles, electric bicycles, electric personal assistive mobility devices, and other vehicles propelled by human power, as defined in Wis. Stat. § 84.60.
- (b) **Electric Bicycle (E-Bike).** A bicycle equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts or less, as defined in Wis. Stat. § 340.01(15pr), that meets one of the following classifications:

1. **Class 1 Electric Bicycle.** Equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
2. **Class 2 Electric Bicycle.** Equipped with a motor that may be powered solely by the motor (throttle-actuated) and ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
3. **Class 3 Electric Bicycle.** Equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

(c) **Motor Bicycle.** A motor bicycle as defined in Wis. Stat. § 340.01(30).

Sec. 42-183. State Laws Adopted.

Except as otherwise provided in this Ordinance, the statutory provisions of Wis. Stat. Chs. 340 to 348 and 2019 Wisconsin Act 34 establishing definitions and regulations with respect to electric bicycles, exclusive of any provisions therein relating to penalties to be imposed and exclusive of any regulations for which the statutory penalty is a fine or term of imprisonment, are hereby adopted and by reference made a part of this Ordinance as if fully set forth herein. Electric bicycles shall be regulated in the same manner as human-powered bicycles, except as otherwise specified herein or restricted by state law. Any future amendments, revisions, or modifications of the statutes incorporated herein are made a part of this Ordinance.

Sec. 42-184. Operation Regulations.

The following conditions apply to all electric bicycle operators and passengers:

- (a) **Compliance with Traffic Laws.** All electric bicycle operators shall comply with all applicable bicycle and traffic laws, including but not limited to yielding to pedestrians and obeying all traffic control signals and devices, as required under Wis. Stat. §§ 346.803 and 346.804.
- (b) **Speed Limits.** All electric bicycle operators shall observe posted speed limits.
- (c) **Class-Specific Restrictions.** Class-specific restrictions on where electric bicycles may be operated are as follows:
 1. **Class 1 and Class 2.** Class 1 and Class 2 electric bicycles are permitted on all designated bikeways and multi-use trails unless restricted by signage or local ordinance.

2. **Class 3.** Class 3 electric bicycles are prohibited on multi-use trails and bikeways designated for non-motorized use, unless otherwise permitted by signage.

- (d) **Motor Power.** Electric bicycles must have a motor of 750 watts or less and comply with federal regulations. Operation of a Class 2 electric bicycle above 20 miles per hour is prohibited, unless the vehicle is reclassified as a moped under Wis. Stat. § 340.01(29m), as amended.
- (e) **Intoxicated Operation.** No person shall operate an electric bicycle while under the influence of an intoxicant, a controlled substance, or any combination thereof, to a degree that renders the person incapable of safely operating the vehicle.
- (f) **Applicable Law.** All operations are subject to the applicable provisions of Wis. Stat. Chs. 340–348, as amended, which are incorporated by reference.

Sec. 42-185. Sidewalk Use and Pedestrian Right-of-Way.

- (a) **Class 1 and Class 2 Electric Bicycles.** Class 1 and Class 2 electric bicycles may be operated on sidewalks, subject to the conditions of this section. Operators shall yield the right-of-way to pedestrians at all times and shall give an audible signal before overtaking and passing any pedestrian.
- (b) **Class 3 Electric Bicycles.** Class 3 electric bicycles are prohibited from operating on any sidewalk in the Village.
- (c) **Motor Bicycles.** Motor bicycles, as defined in Wis. Stat. § 340.01(30), are prohibited from operating on any sidewalk in the Village.
- (d) **Speed on Sidewalks.** No electric bicycle shall be operated on a sidewalk at a speed greater than is reasonable and prudent under the conditions then existing. Operators shall slow to the speed of pedestrian traffic when approaching or passing pedestrians.
- (e) **Pedestrian Right-of-Way.** Pedestrians shall have the right-of-way on all sidewalks, crosswalks, and shared-use paths within the Village. An electric bicycle operator approaching a pedestrian from behind shall audibly signal the pedestrian before passing.

Sec. 42-186. Age Restrictions.

- (a) **Class 3 Minimum Age.** No person under 16 years of age may operate a Class 3 electric bicycle on any street, highway, sidewalk, or shared-use path within the

Village, consistent with Wis. Stat. § 346.806(4).

- (b) **Passengers.** A person under 16 years of age may ride as a passenger on a Class 3 electric bicycle specifically designed and equipped to accommodate passengers.
- (c) **Hearing Devices.** No person under 16 years of age may operate any electric bicycle while wearing a headset, headphones, or any other device that impairs the ability to hear.

Sec. 42-187. Parental Responsibility.

- (a) **Prohibition.** No parent or guardian of a minor shall knowingly authorize or permit the minor to operate an electric bicycle in violation of any provision of this Ordinance.
- (b) **Forfeiture Liability.** A parent or guardian who permits a minor in their custody or control to operate an electric bicycle in violation of this Ordinance shall be subject to the same forfeiture as the minor operator.
- (c) **Other Liability.** Nothing in this section shall be construed to limit any other civil or criminal liability of a parent or guardian under applicable state law.

Sec. 42-188. Restitution for Property Damage.

- (a) **Restitution Required.** Any person who, while operating an electric bicycle in violation of this Ordinance, causes damage to public or private property shall be required to make full restitution to the property owner for the reasonable cost of repair or replacement.
- (b) **Parental Liability.** Where the operator is a minor, the parent or guardian of the minor shall be jointly and severally liable for restitution, consistent with Wis. Stat. § 895.035, as amended.
- (c) **In Addition to Forfeiture.** Restitution under this section is in addition to, and not in lieu of, any forfeiture imposed for the underlying violation.

Sec. 42-189. Disability Accommodations.

- (a) **ADA Compliance.** Nothing in this Ordinance shall be construed to prohibit or restrict the use of an electric bicycle as a mobility device by a person with a disability to the extent required by the Americans with Disabilities Act, 42 U.S.C. § 12101 et seq., the Rehabilitation Act of 1973, or other applicable federal or state disability law.

(b) **Reasonable Modifications.** The Village shall make reasonable modifications to the policies, practices, and procedures of this Ordinance when necessary to afford a person with a disability equal access to Village programs, services, and activities.

(c) **Public Safety.** A person using an electric bicycle as a mobility device who operates in an area otherwise restricted by this Ordinance shall do so in a manner consistent with public safety and shall yield the right-of-way to pedestrians at all times.

Sec. 42-190. Enforcement.

This Ordinance shall be enforced by any law enforcement officer authorized to enforce the laws of the State of Wisconsin.

Sec. 42-191. Penalties.

Any person who violates any provision of this Ordinance shall be subject to a forfeiture as provided in the Village of Jackson's general forfeiture schedule. Wisconsin state electric bicycle penalties as found in Wis. Stat. Chs. 340–348 are adopted by reference.

SECTION II The provisions of this Ordinance shall be deemed severable and it is expressly declared that the Village would have passed the other provisions of this Ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this Ordinance or the application to any person or circumstances is held invalid, the remainder of the Ordinance and the application of such provisions to other persons or circumstances shall not be deemed affected.

SECTION III This Ordinance becomes effective upon passage and publication.

SECTION IV The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: ____aye ____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Pamela Wolf, Deputy Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Pay Request #2 – 2026 Street Improvement Projects - Eagle Drive, Hawthorn Drive, Aspen Drive, and Linden Drive - Vinton Construction in the amount of \$239,438.64

Meeting Date: July 28, 2026 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of Pay Request #2 from Vinton Construction in the amount of \$239,438.64 for work completed on the 2026 Street Improvement Projects, which include Eagle Drive, Hawthorn Drive, Aspen Drive, and Linden Drive.

The work has been reviewed and verified for accuracy and completion in accordance with the project contract documents and has been found to be acceptable.

Funding for this payment will come from the following accounts:

600-00-56700-400-000 (Capital Projects Repairs/Construction - 54%) \$129,296.87

300-00-17600-000-380 (Sewer Construction Work - 39%) \$93,381.07

200-00-18600-395-000 (Water Construction Work - 7%) \$16,760.70

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board approve Pay Request #2 for Vinton Construction in the amount of \$239,438.64.

July 7, 2026

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Jack Straehler II, Director of Public Works

Subject: Contractor's Application for Payment No. 2
Eagle Drive, Hawthorn Drive, Aspen Drive & Linden Drive Reconstruction 2026
Cedar Project No. 05789-0029

Dear Mr. Straehler:

Enclosed for your use in payment to Vinton Construction Company in the amount of \$239,438.64 is Contractor's Application for Payment No. 2.

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION



Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 2

Cc: Grant Manion, Vinton Construction Company

Contractor's Application for Payment No. 2

Application Period: 6/1/2026 - 6/30/26		Application Date: 7/6/2026
To (Owner): Village of Jackson	From (Contractor): Vinton Construction Company	Via (Engineer): Cedar Corporation
Project: Eagle Drive, Hawthorn Drive, Aspen Drive, Linden Drive	Contract: Eagle Drive, Hawthorn Drive, Aspen Drive, Linden Drive; Contract VOJ 26-01	
Owner's Contract No: VOJ 26-01	Contractor's Project No: 26047	Engineer's Project No: 05789-0029

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY		
CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE.....	\$ 2,717,324.31
2. Net change by Change Orders.....	\$
3. Current Contract Price (Line 1 ± 2).....	\$ 2,717,324.31
4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates).....	\$ 370,781.66
5. RETAINAGE:	
a. 5% X 370,781.66 Work Completed.....	\$ 18,539.08
b. 5% X Stored Material.....	\$
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 18,539.08
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 352,242.58
7. LESS PREVIOUS REQUESTS (Line 6 from prior Application).....	\$ 112,803.94
8. AMOUNT DUE THIS APPLICATION.....	\$ 239,438.64

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:	Date: 7-6-2026
-----	----------------

Payment of: \$ 239,438.64
(Line 8 or other - attach explanation of the other amount)

is recommended by: 7/7/26
(Engineer) (Date)

Payment of: \$ 239,438.64
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Unit Price Progress Estimate

Contractor's Application

Project: Eagle Drive, Hawthorn Drive, Aspen Drive, Linden Drive							Application Number: 2					
Application Period: 6/1/2026 - 6/30/26							Application Date: July 6, 2026					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed				Total Completed & Stored to Date (C+E+G)		% Comp.		
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount			
100-01	Clearing & Grubbing	1 LS	\$5,750.00	1	\$5,750.00					1	\$5,750.00	100.0%
100-02	Removing Curb & Gutter	3790 LF	\$4.60									
100-03	Removing Concrete Driveways and Sidewalk	3805 SY	\$7.16									
100-04	Excavation Common	7685 CY	\$26.97									
100-05	Excavation Below Subgrade	755 CY	\$24.00									
100-06	Pulverize and Relay	1685 SY	\$7.12									
100-07	Base Aggregate Dense 3/4-Inch	795 TON	\$16.50									
100-08	Base Aggregate Dense 1 1/4-Inch	7800 TON	\$16.50									
100-09	Base Aggregate Dense 3-Inch	1660 TON	\$21.37									
100-10	HMA Pavement 3 LT 58-28 S	1755 TON	\$69.00									
100-11	HMA Pavement 4 LT 58-28 S	1170 TON	\$65.90									
100-12	Asphaltic Surface Driveways	545 TON	\$98.20									
100-13	Asphaltic Flumes	10 SY	\$59.00									
100-14	Concrete Curb & Gutter 18-Inch Type D	40 LF	\$50.00									
100-15	Concrete Curb & Gutter 30-Inch Type D	5405 LF	\$18.55									
100-16	Concrete Curb Pedestrian	60 LF	\$45.00									
100-17	Concrete Sidewalk 4-Inch	23645 SF	\$6.80									
100-18	Concrete Sidewalk 6-Inch	140 SF	\$8.20									
100-19	Curb Ramp Detectable Warning Field Natural Patin	50 SF	\$35.00									
100-20	Concrete Driveway 7-Inch	2605 SY	\$75.75									
100-21	Concrete Surface Drains	8 CY	\$1,200.00									
100-22	Mobilization	1 EA	\$200,000.00	0.25	\$50,000.00	0.25	\$50,000.00			0.5	\$100,000.00	50.0%
100-23	Silt Fence	885 LF	\$2.11	885	\$1,867.35					885	\$1,867.35	100.0%
100-24	Temporary Ditch Checks	40 LF	\$9.06	40	\$362.40					40	\$362.40	100.0%
100-25	Culvert Pipe Checks	30 EA	\$34.07	30	\$1,022.10					30	\$1,022.10	100.0%
100-26	Inlet Protection Type A	6 EA	\$104.50	6	\$627.00					6	\$627.00	100.0%
100-27	Inlet Protection Type B	10 EA	\$71.50	10	\$715.00					10	\$715.00	100.0%
100-28	Inlet Protection Type C	27 EA	\$71.50	27	\$1,930.50					27	\$1,930.50	100.0%
100-29	Topsoil, Seed, Fertilizer, and Mulch	11400 SY	\$7.01									
100-30	Topsoil, Seed, Fertilizer, and Erosion Mat	2700 SY	\$8.23									
100-31	Riprap Medium w/ Geotextile Fabric Type HR	4 CY	\$500.00									
100-32	Geotextile Fabric Type SAS	2380 SY	\$2.00									
100-33	Traffic Control	1 LS	\$28,000.00	0.25	\$7,000.00	0.25	\$7,000.00			0.5	\$14,000.00	50.0%
100-34	Permanent Signing	1 LS	\$3,500.00									
100-35	Rectangular Rapid Flashing Beacon (STA 67+18)	2 EA	\$7,000.00									
100-36	Marking Line Epoxy 4-Inch	4492 LF	\$2.40									
100-37	Marking Stop Line Epoxy 18-Inch	17 LF	\$16.00									

Unit Price Progress Estimate

Contractor's Application

Project: Eagle Drive, Hawthorn Drive, Aspen Drive, Linden Drive							Application Number: 2					
Application Period: 6/1/2026 - 6/30/26							Application Date: July 6, 2026					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored		Stored to Date (C+E+G)		
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
100-38	Marking Diagonal Epoxy 12-Inch	12 LF	\$8.00									
100-39	Marking Crosswalk Epoxy Transverse Line 6-Inch	145 LF	\$10.75									
100-40	Sawing Asphalt	675 LF	\$2.50	675	\$1,687.50					675	\$1,687.50	100.0%
100-41	Sawing Concrete	1085 LF	\$3.00	62	\$186.00					62	\$186.00	5.7%
200-01	Removing Small Pipe Culverts	12 EA	\$400.00									
200-02	Removing Storm Sewer Structures	3 EA	\$400.00			2	\$800.00			2	\$800.00	66.7%
200-03	Removing Storm Sewer	254 LF	\$30.00			175	\$5,250.00			175	\$5,250.00	68.9%
200-04	Abandoning Storm Sewer	1 CY	\$400.00									
200-05	Apron Endwalls For Pipe Steel 12-Inch	1 EA	\$300.00									
200-06	Apron Endwalls For Pipe Arch Steel 24X18-Inch	8 EA	\$400.00									
200-07	Apron Endwalls For Culvert Pipe Reinforced Concrete	6 EA	\$520.00									
200-08	Apron Endwalls For Culvert Pipe Reinforced Concrete	1 EA	\$1,840.00									
200-09	Pipe Arch Corrugated Steel 24X18-Inch	196 LF	\$56.07									
200-10	Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	907 LF	\$64.52			35.5	\$2,290.46			35.5	\$2,290.46	3.9%
200-11	Storm Sewer Pipe Reinforced Concrete Class IV 15-Inch	681 LF	\$66.68	320	\$21,337.60	683	\$45,542.44			1003	\$66,880.04	147.3%
200-12	Storm Sewer Pipe Reinforced Concrete Horizontal	291 LF	\$121.54									
200-13	Storm Sewer Pipe Reinforced Concrete Horizontal	98 LF	\$142.59									
200-14	Storm Sewer Pipe Class III-A 12-Inch	70 LF	\$51.81	34	\$1,761.54	35	\$1,813.35			69	\$3,574.89	98.6%
200-15	Storm Sewer Pipe Class III-A 15-Inch	1063 LF	\$52.10	260	\$13,546.00	483.5	\$25,190.35			743.5	\$38,736.35	69.9%
200-16	Storm Sewer Pipe HDPE 12-Inch	29 LF	\$57.68									
200-17	Storm Sewer Pipe PVC 4-Inch - Trenched	2807 LF	\$24.70	120	\$2,964.00	2268.1	\$56,022.07			2388.1	\$58,986.07	85.1%
200-18	Storm Sewer Pipe HDPE 4-Inch - Directionally Drilled	151 LF	\$50.00									
200-19	Catch Basins 2.5x3-FT w/ Casting	15 EA	\$3,784.00	1	\$3,784.00	5	\$18,920.00			6	\$22,704.00	40.0%
200-20	Manholes 4-FT Diameter w/ Casting	7 EA	\$4,200.00	1	\$4,200.00	5	\$21,000.00			6	\$25,200.00	85.7%
200-21	Manholes 5-FT Diameter w/ Casting	3 EA	\$5,000.00									
200-22	Inlets Median 1 Grate w/ Casting	7 EA	\$3,075.95									
200-23	Adjusting Inlet Covers	2 EA	\$950.00									
200-24	Connect to Existing Sump Pump Discharge	33 EA	\$100.00			29	\$2,900.00			29	\$2,900.00	87.9%
200-25	Connect to Existing Storm Sewer Lateral	1 EA	\$150.00									
200-26	Connect to Existing Storm Sewer Pipe	3 EA	\$250.00									
300-01	Remove Hydrant	4 EA	\$2,000.00									
300-02	Remove Gate Valve	3 EA	\$500.00									
300-03	Remove Water Main	40 LF	\$75.00									
300-04	Connect to Existing Water Main Fitting	4 EA	\$815.00									
300-05	Remove and Replace Water Service Curb Box	44 EA	\$528.00			29	\$15,312.00			29	\$15,312.00	65.9%
300-06	Water Main PVC 6-Inch	44 LF	\$115.76									
300-07	Water Gate Valve 6-Inch	2 EA	\$3,000.00									

Unit Price Progress Estimate

Contractor's Application

Project: Eagle Drive, Hawthorn Drive, Aspen Drive, Linden Drive							Application Number: 2					
Application Period: 6/1/2026 - 6/30/26							Application Date: July 6, 2026					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored		Stored to Date (C+E+G)		
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
300-08	Water Gate Valve 8-Inch	1 EA	\$3,734.00									
300-09	Hydrant	4 EA	\$7,500.00									
300-10	Hydrant Extension	1 EA	\$2,000.00									
300-11	Adjusting Water Valves	21 EA	\$200.00									
300-12	Polystyrene Insulation	192 SF	\$5.00									
400-01	Sanitary Sewer Manhole Covers Type J-Special	12 EA	\$1,000.00									
400-02	Reconstructing Sanitary Sewer Manhole	12 VF	\$436.00									
500-01	Conduit Rigid Nonmetallic 2-Inch	4218 LF	\$9.00									
500-02	Conduit Special 2-Inch	1012 LF	\$15.00									
500-03	Electrical Wire Lighting 12 AWG	4044 LF	\$1.10									
500-04	Electrical Wire Lighting 6 AWG	3753 LF	\$2.00									
500-05	Electrical Wire Lighting 4 AWG	15429 LF	\$2.75									
500-06	Furnish and Install Lighting Unit Type A	23 EA	\$3,000.00									
500-07	Furnish and Install Lighting Unit Type B - Single	2 EA	\$3,000.00									
500-08	Furnish and Install Lighting Unit Type B - Twin	1 EA	\$3,300.00									
500-09	Electrical Service Meter Breaker Pedestal Special	1 EA	\$2,500.00									
500-10	Quazite Pull Boxes 12X12X24-Inch	23 EA	\$900.00									
500-11	Concrete Base Type 5 Tall	3 EA	\$1,200.00									
A1-01	Base Aggregate Dense 1 1/4-Inch	2665 TON	\$16.50									
A1-02	HMA Pavement 3 LT 58-28 S	705 TON	\$66.80									
A1-03	HMA Pavement 4 LT 58-28 H	470 TON	\$71.00									
A1-04	Concrete Curb & Gutter 30-Inch Type D	2080 LF	\$18.15									
A2-01	Base Aggregate Dense 1 1/4-Inch	1775 TON	\$16.50									
A2-02	Concrete Pavement 8-Inch	4010 SY	\$75.75									
A2-03	Concrete Curb & Gutter 30-Inch Type A	2080 LF	\$18.65									
	TOTAL					\$118,740.99		\$252,040.67			\$370,781.66	



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Pay Request #2 - Final - 2026 Wastewater Treatment Plant Fill Removal Project – BMCI Construction in the amount of \$6,252.75

Meeting Date: July 28, 2026 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of Pay Request #2 (Final) from BMCI Construction in the amount of \$6,252.75 for work completed on the 2026 Wastewater Treatment Plant Fill Removal Project.

The work has been reviewed and verified for accuracy and completion in accordance with the project contract documents and has been found to be acceptable.

Funding for this payment will come from the following accounts:

300-00-57320-834-000 (Sewer: Building/Grounds Maintenance) \$3,126.37

200-00-52000-625-301 (Water: Building/Grounds Maintenance) \$3,126.38

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board approve Pay Request #2 (Final) for BMCI Construction in the amount of \$6,252.75.

July 15, 2026

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Jack Straehler II, Director of Public Works

Subject: Contractor's Application for Payment No. 2 FINAL
WWTP Fill Permitting
Cedar Project No. 05789-0026

Dear Mr. Straehler:

We have reviewed the above referenced project and find it in order. Therefore, it is our recommendation that the Village of Jackson issue final payment associated with the WWTP Fill Permitting project.

Enclosed for your use in payment to BMCI Construction, Inc. in the amount of \$6,252.75 is Contractor's Application for Payment No. 2 (Final). Also enclosed are the following documents:

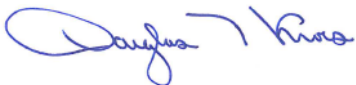
- Final Lien Waivers
- Consent of Surety to Final Payment
- Contractor Certificate of Completed Operations Insurance

Following your review and approval, please complete the application for payment form within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment, and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION



Douglas T. Kroes
Senior Construction Manager

Encl: As Noted

cc: Mark Foyse, BMCI Construction, Inc.

Contractor's Application for Payment No. 2

Application Period: 7/1/2026		Application Date: 7/15/2026
To (Owner): Village of Jackson	From (Contractor): BMC1 Construction Inc	Via (Engineer):
Project: WWTO Fill Permitting	Contract: J5789-0026	
Owner's Contract No.: J5789-0026	Contractor's Project No.: J5789-0026	Engineer's Project No.:

**Application For Payment
Change Order Summary**

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$ 125,055.00
Number	Additions	Deductions	2. Net change by Change Orders.....	\$
			3. Current Contract Price (Line 1 ± 2).....	\$ 125,055.00
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F total on Progress Estimates).....	\$ 125,055.00
			5. RETAINAGE:	
			a. 5% X Work Completed.....	
			b. X Stored Material.....	\$
			c. Total Retainage (Line 5.a + Line 5.b).....	\$
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 125,055.00
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 118,802.65
			8. AMOUNT DUE THIS APPLICATION.....	\$ 6,252.35
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above).....	\$
TOTALS				
NET CHANGE BY				
CHANGE ORDERS				

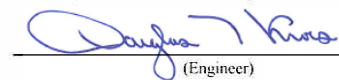
Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment,
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 7-15-2026

Payment of: \$ 6,252.75
 (Line 8 or other - attach explanation of the other amount)

is recommended by:  7/15/26
 (Engineer) (Date)

Payment of: \$ 6,252.75
 (Line 8 or other - attach explanation of the other amount)

is approved by: _____
 (Owner) (Date)

Approved by: _____
 Funding or Financing Entity (if applicable) (Date)

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Page 1 of 1

AFFIDAVIT

State of Wisconsin)

SS

County of Washington)

Bond No. _____

I, MARK FOYSE, President _____

(Member of Firm of Title of Officer)

of BMCi Construction Inc, West Bend _____

(City)

Wisconsin, being first duly sworn on oath and depose and say:
(State)

1.) That contract for construction and completion of WWTP Fill Permitting Jackson, WI

is 100 % completed. Final Contract Amount: 125,055.00

2.) That to my personal knowledge and belief all accounts for labor, materials, supplies, and all obligations, including those of all subcontractors, have been paid in full; that there are no pending judgments, suits, or claims or no controversies with anyone over payment of labor, materials or other obligations in connection with said contract, except as follows:

None

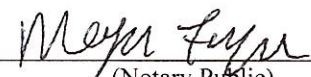
3.) That this Affidavit is made for the purpose of inducing _____
(Surety) to consent to: (choose one)

_____ reduction of retained percentage on the above described contract from _____ % to _____ %
x _____ final payment

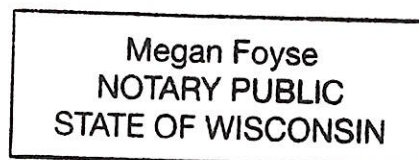
4.) That insofar as is necessary the monies received from any retained percentage will be used to liquidate the above obligations, and completion of the project, if not complete.



Subscribed and sworn to before me, a Notary Public
this 25 day of June, 2026.
In testimony thereof, witness by hand and official
seal.



(Notary Public)



Subcontractor/Material Supplier
FINAL WAIVER OF CLAIMS AND LIEN

I, John DeAngelis being duly sworn, deposes and says that I make this affidavit on behalf of De Angelis Construction (your company name), having entered into agreement with BMCi Construction Inc, (SUBCONTRACTOR), on behalf of the OWNER, Village Of Jackson, (OWNER), for the construction of WWTP Fill Permitting, (PROJECT), on the premises of the Owner located at Jackson, WI 53037, in the COUNTY of Washington, that all labor, material, and services committed for have been fully paid and indebtedness discharged fully for the entire Project. Furthermore, for and in consideration of All Contract Debts having been fully paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned does hereby waive, release and relinquish any and all bond claims or right of a lien which the undersigned may have upon the premises above described, and any other equitable claim, for labor, material, general supervision of construction or alterations, and/or otherwise, in consideration of the full amount the undersigned has been paid. Liability to the State in which the project existed for Sales and/or Use Tax, where applicable has been discharged.

Company Name: De Angelis Construction

By: John DeAngelis

Name & Title: John DeAngelis Owner

Subscribed and sworn to before me, this ____ date of _____, 20__.

My Commission Expires: _____

Resident of _____ County. _____ Notary Public

Affix Seal Here

This form will not be accepted unless completed in full.

If the following lines are initialed and dated, a COPY of this lien waiver is as valid as the Original.

_____, 20__	_____
Initials	Date

Subcontractor/Material Supplier
FINAL WAIVER OF CLAIMS AND LIEN

I, Amanda Swanson being duly sworn, deposes and says that I make this affidavit on behalf of Jackson Concrete (your company name), having entered into agreement with BMCi Construction Inc, (SUBCONTRACTOR), on behalf of the OWNER, Village Of Jackson, (OWNER), for the construction of WWTP Fill Permitting, (PROJECT), on the premises of the Owner located at Jackson, WI 53037, in the COUNTY of Washington, that all labor, material, and services committed for have been fully paid and indebtedness discharged fully for the entire Project. Furthermore, for and in consideration of All Contract Debts having been fully paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned does hereby waive, release and relinquish any and all bond claims or right of a lien which the undersigned may have upon the premises above described, and any other equitable claim, for labor, material, general supervision of construction or alterations, and/or otherwise, in consideration of the full amount the undersigned has been paid. Liability to the State in which the project existed for Sales and/or Use Tax, where applicable has been discharged.

Company Name: Jackson Concrete

By: [Signature]

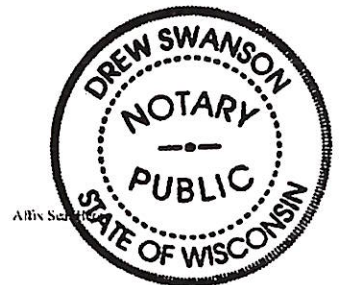
Name & Title: Amanda Swanson, DOF

Subscribed and sworn to before me, this 25 date of June, 2020

My Commission Expires: 8/31/27

Resident of Washington County.

[Signature]
Notary Public



This form will not be accepted unless completed in full.

If the following lines are initialed and dated, a COPY of this lien waiver is as valid as the Original.

[Signature]
Initials

6-25, 2020
Date

Final Lien WAIVER OF LIEN

.....6/24/2026.....

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for **Village of Jackson**..... (Owner) ,

byBMCI Construction.....(Subcontractor) ,

for .Excavation, Mobilization, Restoration..... ,

same being situated in ..**Washington** County, State of Wisconsin, described as:

... WWTP Fill Permitting.....

... Jackson, Wi 53037

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances,

.....

.....



.....

..... BMCI Construction Inc

**CONSENT OF SURETY
TO FINAL PAYMENT**

AIA Document G707

Bond No. 2670816

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
SURETY	☒
OTHER	☐

TO OWNER:
(Name and address)

Village of Jackson
W194N16660 Eagle Drive
Jackson, WI 53037

PROJECT:
(Name and address)

WWTP Fill Permitting

ARCHITECT'S PROJECT NO.:

CONTRACT FOR: Excavation & disposal of fill material, site grading, site restoration, and erosion control.

CONTRACT DATED:

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

West Bend Insurance Company
1900 South 18th Avenue
West Bend, WI 53095

, SURETY,

on bond of
(Insert name and address of Contractor)

BMC Construction, Inc.
7040 North Trenton Road
West Bend, WI 53090

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of
any of its obligations to
(Insert name and address of Owner)

Village of Jackson
W194N16660 Eagle Drive
Jackson, WI 53037

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: July 9, 2026
(Insert in writing the month followed by the numeric date and year.)



Attest:
(Seal): Jennifer McComb

West Bend Insurance Company

(Surety)

By: 
(Signature of authorized representative)

Melissa Schmidt Attorney-in-Fact
(Printed name and title)

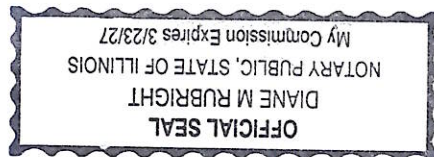
State of Illinois }
County of Dupage } ss.

On July 9, 2026, before me, Diane M. Rubright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Melissa Schmidt known to me to be Attorney-in-Fact of West Bend Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2027

Diane M. Rubright
Diane M. Rubright, Notary Public

Commission No. 817036



Principal: BMCI Construction, Inc.

Obligee: Village of Jackson

Bond No. 2670816

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Melissa Schmidt

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

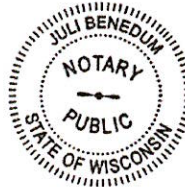
Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 9th day of July, 2026.



Christopher C. Zwygart
Christopher C. Zwygart
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit <https://www.thesilverlining.com/annual-meeting> for details regarding the annual membership meeting and your voting rights.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Midwest West 1411 Opus Place Downers Grove IL 60515	CONTACT NAME: CSU Construction PHONE (A/C, No, Ext): 630-468-5600 E-MAIL ADDRESS: CSUConstruction@hubinternational.com FAX (A/C, No): 630-468-5696
INSURED BMCI Construction, Inc., T.P. Concrete Services, LLC, M & S Properties, LLC 7040 N. Trenton Rd. West Bend WI 53090	INSURER(S) AFFORDING COVERAGE INSURER A: West Bend Insurance Company INSURER B: Nautilus Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 15350 17370

COVERAGES**CERTIFICATE NUMBER:** 1323708245**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			1761995 14	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY			1761995 14	4/1/2026	4/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			1761995 14	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	A743643 06	4/1/2026	4/1/2027	☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Pollution/Professional Liability			CPP2034481-15	4/1/2026	4/1/2027	Limit/Aggregate: \$1M/\$2M
A	Leased/Rented Equipment			1761995 14	4/1/2026	4/1/2027	Any One Item: \$500,000
A	Installation Floater			1761995 14	4/1/2026	4/1/2027	Per Jobsite: \$100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**Cedar Corporation
16505 W National Avenue
New Berlin WI 53151

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Review of Bids - 2026 Streetlight Improvement Projects – Ridgeway Drive, Chestnut Court, and Hickory Lane

Meeting Date: July 28, 2026 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of the bids received for the 2026 Streetlight Improvement Projects, which include Ridgeway Drive, Chestnut Court, and Hickory Lane.

Bids were solicited in coordination with the project design consultant, KL Engineering, through the Quest Construction bidding platform. A total of three (3) contractors submitted bids for the project.

Based on the competitive bids received, the lowest responsive and responsible bid was submitted by MP Systems in the amount of \$229,596.09. A copy of the bid tabulation prepared by KL Engineering is attached for your review and includes a complete summary of all bids received.

Funding for this project will come from the following account:
600-00-56700-400-000 (Capital Projects Repairs/Construction)

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board award the contract for the 2026 Streetlight Improvement Projects, including Ridgeway Drive, Chestnut Court, and Hickory Lane, to MP Systems in the amount of \$229,596.09.



5400 King James Way I Suite 200
Madison, WI 53719
608.663.1218
Toll Free: 800.810.4012
www.klengineering.com

Recommendation of Award

2026 Streetlight Improvement Project – Ridgeway Drive, Chestnut Court, and Hickory Lane

VILLAGE OF JACKSON

The virtual bid opening for the Village of Jackson 2026 Streetlight Improvement Project was held on Monday, July 20, 2026, at 10:00 a.m. Three (3) bids were received from prospective electrical contractors. A summary of the bid tabulations is provided in **Attachment A**.

KL Engineering has reviewed the bids and the required bid submittal documents and has determined that the apparent low bidder has submitted a responsive bid. Based on our review, KL Engineering recommends that the Village of Jackson award the contract for the 2026 Streetlight Improvement Project to the apparent low bidder, MP Systems, Inc. in the amount of \$229,596.09.

Sincerely,

KL Engineering, Inc.

Jake Joyal, P.E.
Project Leader II

ATTACHMENT A

2026 Streetlight Improvement Project Ridgeway Drive, Chestnut Court, and Hickory Lane (#10263704)

Owner: Village of Jackson

Solicitor: KL Engineering, Inc - Madison

07/20/2026 10:00 AM CDT

Line Item	Item Code	Item Description	UoM	Quantity	Engineers Estimate		MP Systems, Inc.		Outdoor Lighting Const. Co., Inc.		Allcon LLC	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
						\$237,127.70		\$229,596.09		\$252,962.96		\$274,895.00
1	500-01	Mobilization, Traffic Control, Signage, Access, Staking	LS	1	\$40,000.00	\$40,000.00	\$17,111.33	\$17,111.33	\$35,287.20	\$35,287.20	\$44,145.00	\$44,145.00
2	500-02	Restoration in Concrete	Sq Yd	1	\$400.00	\$400.00	\$289.53	\$289.53	\$1,950.00	\$1,950.00	\$1,050.00	\$1,050.00
3	500-03	Restoration in Asphalt	Sq Yd	1	\$350.00	\$350.00	\$154.91	\$154.91	\$1,000.00	\$1,000.00	\$998.00	\$998.00
4	500-04	Pull Boxes Quazite 12x12x24-Inch	Ea	14	\$1,160.00	\$16,240.00	\$1,120.58	\$15,688.12	\$1,045.00	\$14,630.00	\$998.00	\$13,972.00
5	500-05	Electrical Wire Lighting 12 AWG	Ln Ft	2580	\$1.30	\$3,354.00	\$1.31	\$3,379.80	\$1.25	\$3,225.00	\$2.00	\$5,160.00
6	500-06	Electrical Wire Lighting 6 AWG	Ln Ft	4791	\$2.50	\$11,977.50	\$3.13	\$14,995.83	\$2.38	\$11,402.58	\$3.50	\$16,768.50
7	500-07	Electrical Wire Lighting 4 AWG	Ln Ft	10728	\$3.40	\$36,475.20	\$4.40	\$47,203.20	\$3.11	\$33,364.08	\$4.50	\$48,276.00
8	500-08	Conduit Special 2-Inch	Ln Ft	1685	\$19.00	\$32,015.00	\$14.49	\$24,415.65	\$19.90	\$33,531.50	\$17.50	\$29,487.50
9	500-09	Conduit Rigid Nonmetallic Schedule 40 2-Inch	Ln Ft	1670	\$10.00	\$16,700.00	\$7.27	\$12,140.90	\$10.20	\$17,034.00	\$16.00	\$26,720.00
10	500-10	Furnish and Install Lighting Unit Type A	Ea	20	\$3,700.00	\$74,000.00	\$4,383.80	\$87,676.00	\$4,922.80	\$98,456.00	\$4,286.00	\$85,720.00
11	500-11	Removing Electrical Conductors from Existing Conduit	Ln Ft	1640	\$2.40	\$3,936.00	\$3.47	\$5,690.80	\$1.19	\$1,951.60	\$1.20	\$1,968.00
12	500-12	Install Conduit into Existing Item	Ea	3	\$560.00	\$1,680.00	\$283.34	\$850.02	\$377.00	\$1,131.00	\$210.00	\$630.00
Base Bid Total:						\$237,127.70		\$229,596.09		\$252,962.96		\$274,895.00



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Review Design and Engineering Services Proposals - 2027 Street Improvement Projects – Jackson Drive and Georgetown Drive

Meeting Date: July 28, 2026 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of the proposals received for the design and engineering services for the 2027 Street Improvement Projects, which include Jackson Drive and Georgetown Drive.

Proposals were solicited, and a total of three (3) engineering firms submitted proposals in response to the request.

Based on the competitive proposals received, the lowest responsive and responsible proposal was submitted by Cedar Corporation in the amount of \$38,300. A summary of the proposals received is attached for your review.

Funding for this project will come from the following accounts:
600-00-56700-400-000 (Capital Projects Repairs/Construction)
300-00-17600-000-380 (Sewer Construction Work)
200-00-18600-395-000 (Water Construction Work)

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board award the design and engineering contract for the 2027 Street Improvement Projects, including Jackson Drive and Georgetown Drive, to Cedar Corporation in the amount of \$38,300.

**Confirmation of Client Request for Services
between Cedar Corporation (ENGINEER)
and Village of Jackson (CLIENT)**

**Authorization to Perform Professional Engineering Services
for 2027 Road and Utility Reconstruction Project - LRIP**

ENGINEER is hereby authorized to proceed with the project listed below. The services are to be completed in a timely manner mutually agreeable with the CLIENT and ENGINEER.

Project: 2027 Road and Utility Reconstruction Project - LRIP

Scope of Work: ENGINEER will complete Design and Bidding services for the 2027 Road and Utility Reconstruction Project for the Village of Jackson. The project includes the reconstruction of Jackson Drive from approximately 150 feet north of Highway 60 to approximately 150 feet north of Georgetown Drive, as well as Georgetown Drive from Jackson Drive to Wilshire Drive.

The project consists of the full replacement of the water main and water service laterals, sanitary sewer main and sanitary service laterals, and storm sewer laterals. The project will also include the replacement of curb and gutter, the installation of standard 5-foot-wide sidewalks, new road base and asphalt pavement, and the conversion from We Energies-owned streetlights to Village-owned streetlights.

Design services will include:

- Full existing conditions survey including drone aerial
- Locate utilities as marked in the field by others – Visible sump pump discharges will be located on our existing conditions plans.
- Existing conditions plans
- Removal plans
- Utility plan and profile drawings– Sewer, watermain, sewer laterals, water services, storm sewer laterals
- New Roadway plans and profiles including C&G, Sidewalk, Driveway aprons.
- Road Cross-section plans
- Submit Permit applications– DNR NOI permit, DNR Sewer Extension, DNR Watermain Extension
- Prepare Project Specifications
- Upload plans and specifications to QUEST for bidding
- Answer bidder questions
- Conduct bid opening
- Assemble Bid Tab

Method of Compensation:

Design work except street lighting plan will be completed for a lump sum fee of **\$34,900.00**
Street lighting plan estimated at an additional **\$3,400.**

Schedule:

We understand your bidding schedule with desire to bid by February 2027. We have no problem meeting or beating this schedule if our agreement is executed in August 2026.

Contract preparation, and construction services will be negotiated with the Village at a later date and can be provided on an hourly basis.

Location of Storm Sewer lateral connections will be provided to the ENGINEER from CLIENT.
Any temporary construction easements if required are not included in the fee, and will be considered extra.
Light pole and light head model numbers provided to the ENGINEER from CLIENT.
Assessment documents and schedules by CLIENT. ENGINEER can assist for an additional fee.

ENGINEER will not exceed the estimated Design fee amount without authorization from the CLIENT.

Payments are due and payable thirty (30) days from the date of the ENGINEER's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of one percent (1%) per month from invoice date.

THIS AGREEMENT is hereby approved and executed this ____ day of _____, 2026.

VILLAGE OF JACKSON

CEDAR CORPORATION

By: _____

By: _____

Name: _____

Name: Matthew J. Stephan, P.E.

Title: _____

Title: Municipal Team Lead

By: _____

By: _____

Name: _____

Name: Douglas Kroes

Title: _____

Title: Office Manager

STANDARD CONDITIONS

PART I - DESCRIPTION OF SERVICES

- 1.1 CEDAR CORPORATION** agrees to provide professional services for the PROJECT as more completely described in this Agreement.
- 1.2 CEDAR CORPORATION** agrees to provide all professional services within a reasonable period of time following the date of authorization to proceed by OWNER. If a special time schedule must be met for a PROJECT, it shall be specifically set forth in this Agreement.

PART II - CLIENT'S RESPONSIBILITIES

Client, at its expense, shall do the following in a timely manner so as not to delay the services,

2.1 INFORMATION/REPORTS

Furnish Cedar Corporation with all reports, studies, site characterizations, regulatory orders, and similar information in its possession relating to the Project. Unless otherwise specified in Part I, Cedar Corporation may rely upon Client-furnished information without independent verification in performing the Service.

2.2 REPRESENTATIVE

Designate a representative for the project who shall have the authority to transmit instructions, receive information, interpret and define Client's policies, and make decisions with respect to the services.

2.3 GIVE NOTICE

Give prompt written notice to Cedar Corporation whenever Client observes or otherwise becomes aware of any defect in the Project or other event which may substantially affect performance of services under this Agreement.

PART III - BILLING, AND PAYMENT

- 3.1** Cedar Corporation will periodically bill the client with net payment due in 30 days. Unless Client provides Cedar Corporation with a written objection to the bill within 15 days of receipt, Client shall be deemed to accept the bill as submitted.

- 3.2** Where Client disputes some portion of the charges contained in Cedar Corporation's bill for services, he shall make payment of that portion of the bill which is undisputed. In no case may Client elect to withhold payment to Cedar Corporation of the entire amount due.

- 3.3** If Client fails to make any payment due Cedar Corporation for services and expenses after receipt of Cedar Corporation's bill therefore, the amounts due Cedar Corporation shall bear interest from invoice date at the rate set forth in this agreement, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of Cedar Corporation. In addition Cedar Corporation may, after giving ten (10) days written notice to Client, suspend services under this agreement until paid in full all amounts due under this agreement. In the event Client does not pay, or does not pay timely, Cedar Corporation shall be entitled to collect from Client all amounts due plus expenses, including but not limited to attorney fees, incurred by Cedar Corporation in connection with collection efforts, in addition, the reasonable value of Cedar Corporation's time spent in connection with collection efforts, computed at Cedar Corporation's prevailing fee schedule.

PART IV - STANDARD TERMS AND CONDITIONS

- 4.1 STANDARD OF CARE.** Services shall be performed in accordance with the standard of professional practice ordinarily exercised by the applicable profession at the time and within the locality where the services are performed. Professional services are not subject to, and Cedar Corporation cannot provide any warranty or guarantee, either express or implied. Any such warranties or guarantees contained in any purchase orders, Client action, requisitions or notices to proceed issued by Client are specifically objected to by Cedar Corporation.

- 4.2 CHANGE OF SCOPE.** The Scope of Services set forth in this Agreement and in any addenda to the Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by Client. For some projects involving conceptual or process development services, scope may not be fully definable during

initial phases. As the project progresses, facts discovered may indicate that scope must be redefined.

- 4.3 SAFETY.** Cedar Corporation has established and maintains corporate programs and procedures for the safety of its employees. Unless specifically included as a service to be provided under this Agreement, Cedar Corporation specifically disclaims any authority or responsibility for general job site safety and safety of persons other than Cedar Corporation employees.
- 4.4 DELAYS.** If events beyond the control of Client or Cedar Corporation, including, but not limited to, fire, flood, explosion, riot, strike, war, process shutdown, act of god or the public enemy, and act or regulation of any government agency, result in delay to any schedule established in this Agreement or in any Addenda to this Agreement, then such schedule shall be amended to the extent necessary to compensate for such delay. In the event such delay exceeds 60 days, Cedar Corporation shall be entitled to an equitable adjustment in compensation.
- 4.5 TERMINATION.** Either party may terminate this Agreement at the end of the term hereof, or any extension thereof, upon 30 days written notice to the other party as provided at PART I above.

Also, this Agreement may be terminated by either party if the other party fails to fulfill its obligations under this Agreement through no fault of the terminating party. No such termination may be effected unless the other party is given not less than ten calendar day's written notice of intent to terminate and an opportunity for correcting the default and for consultation with the terminating party before termination. If Cedar Corporation terminates as a result of Client default or the Client terminates for cause, Cedar Corporation shall be paid for services performed to the termination date including reimbursable expenses due. Upon receipt of the terminating action, Cedar Corporation shall promptly discontinue all services unless the notice directs otherwise, and upon receipt of final compensation make available to Client all appropriate documents prepared under the Agreement whether completed or in process.

- 4.6 OPINIONS OF PROBABLE CONSTRUCTION COST.** Any opinion of probable construction costs prepared by Cedar Corporation is supplied for the general guidance of the Client only. Since Cedar Corporation has no control over competitive bidding or market conditions, Cedar Corporation cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to Client.

- 4.7 RELATIONSHIP WITH CONTRACTORS.** Cedar Corporation shall serve as Client's professional representative for the services, and may make recommendations to Client concerning action relating to Client's contractors. However, Cedar Corporation specifically disclaims any authority to direct or supervise the means, methods, techniques, sequences or procedures of construction selected by Client's contractors.

- 4.8 CONSTRUCTION REVIEW.** For projects involving construction, Client acknowledges that under generally accepted professional practice, interpretations of construction documents in the field are normally required, and that performance of construction-related services by the design professional for the municipal project permits errors or omissions to be identified and corrected at comparatively low cost. Client agrees to hold Cedar Corporation harmless from any claims resulting from performance of municipal services by persons other than Cedar Corporation.

- 4.9 INSURANCE.** Cedar Corporation will maintain insurance coverage for Professional Liability, Comprehensive General, Automobile, Workers Compensation, and Employer's Liability in amounts in accordance with applicable legal requirements as well as Cedar Corporation's business requirements. Certificates evidencing such coverage will be provided to Client upon request.

- 4.10 ALLOCATION OF RISKS.** To the fullest extent permitted by law, Cedar Corporation shall indemnify and hold harmless, Client, Client's officers, directors, partners, and employees from and against any and all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all

court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Cedar Corporation or Cedar Corporation's officers, directors, partners, employees, and Cedar Corporation's consultants in the performance and furnishing of Cedar Corporation's services under this Agreement.

To the fullest extent permitted by law, Client shall indemnify and hold harmless Cedar Corporation, Cedar Corporation's officers, directors, partners, employees, and Cedar Corporation's consultants from and against any and all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Client or Client's officers, directors, partners, employees, and Client's consultants with respect to this Agreement or the Project.

To the fullest extent permitted by law, Cedar Corporation's total liability to Client and anyone claiming by, through, or under Client for any cost, loss, or damages caused in part by the negligence of Cedar Corporation and in part by the negligence of Client or any other negligent entity or individual, shall not exceed the percentage share that Cedar Corporation's negligence bears to the total negligence of Client, Cedar Corporation, and all other negligent entities and individuals.

4.11

HAZARDOUS MATERIAL.

Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Cedar Corporation and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the Project scope of work. Cedar Corporation agrees to notify Client as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials are encountered. Client acknowledges and agrees that it retains title to all hazardous

material existing on the site and shall report to the appropriate federal, state or local public agencies, as required, any conditions at the site may present a potential danger to the public health, safety or the environment. Client shall execute any manifests or forms in connection with transporting or storage and disposal of hazardous materials resulting from the site or work on the site or shall authorize Cedar Corporation to execute such documents as Client's agent. Client waives any claim against Cedar Corporation and agrees to defend, indemnify, and save Cedar Corporation harmless from any claim or liability for injury or loss arising from Cedar Corporation's discovery of unanticipated hazardous materials or suspected hazardous materials.

4.12 ACCESS. Client shall provide Cedar Corporation safe access to any premises necessary for Cedar Corporation to provide the services.

4.13 REUSE OF PROJECT DELIVERABLES. Reuse of any documents or other deliverables, including electronic media, pertaining to the project by Client for any purpose other than that for which such documents or deliverables were originally prepared, or alteration of such documents or deliverables without written verification or adaptation by Cedar Corporation for the specific purpose intended, shall be at the Client's risk. Further, all title blocks and the engineer's seal, if applicable, shall be removed if and when Client provides deliverables in electronic media to another entity. Client agrees that relevant analyses, findings and reports provided in electronic media shall also be provided in "hard copy" and that the hard copy shall govern in the case of a discrepancy between the two versions, and shall be held as the official set of drawings, as signed and sealed. Client shall be afforded a period of thirty (30) days in which to check the hard copy against the electronic media. In the event that any error or inconsistency is discovered within such thirty (30) day period it shall be corrected at no additional cost to Client. Following the expiration of this thirty (30) day

period, Client shall bear all responsibility for the care, custody and control of the electronic media. In addition, Client represents that it shall retain the necessary mechanisms to read the electronic media, which Client acknowledges to be of only limited duration. Client agrees to defend, indemnify, and hold harmless Cedar Corporation from all claims, damages, and expenses (including reasonable litigation costs), arising out of such reuse or alteration by Client or others acting through Client. Cedar Corporation agrees that all plans, engineering designs, electronic and computer data and imagery relating to Client's projects are the property of the Client and shall be presented to Client at no additional cost upon written request.

4.14 AMENDMENT. This Agreement, upon execution by both parties hereto, can be amended only by a written instrument signed by both parties.

4.15 ASSIGNMENT. Except for assignments (a) to entities which control, or are controlled by, the parties hereto or (b) resulting from operation of law, the rights and obligations of this Agreement cannot be assigned by either party without written permission of the other party. This Agreement shall be binding upon and inure to the benefit of any permitted assigns.

4.16 DISPUTE RESOLUTION. Parties shall attempt to settle disputes arising under this agreement by discussion between the parties senior representatives of management. If any dispute cannot be resolved in this manner within a reasonable length of time, parties agree to attempt non-binding mediation or any other method of alternative dispute resolution prior to filing any legal proceedings. In the event any actions are brought to enforce this Agreement, the prevailing party shall be entitled to collect its litigation costs, including attorneys' fees from the other party.

4.17 NO WAIVER. No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any

other section of this Agreement or operate as a waiver of any future default, whether like or different in character.

4.18 NO THIRD-PARTY BENEFICIARY. Nothing contained in this Agreement, nor the performance of the parties hereunder, is intended to benefit, nor shall inure to the benefit of, any third party, including Client's municipal project contractors.

4.19 SEVERABILITY. The various terms, provisions and covenants contained in this Agreement or any addenda shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

4.20 AUTHORITY. The persons signing this Agreement warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.

4.21 OTHER. Cedar Corporation reserves the right to enter into agreements with other design professionals for portions of the work included under this Agreement. Where this subagreement would represent a major portion of the design work, Cedar Corporation shall receive approval of Client for this subagreement.



July 17, 2026

Jack B. Straehler II
Director of Public Works
Village of Jackson
W194N16660 Eagle Drive
Jackson, WI 53037

Re: Proposal for Engineering Design Services for Jackson Drive and Georgetown Drive

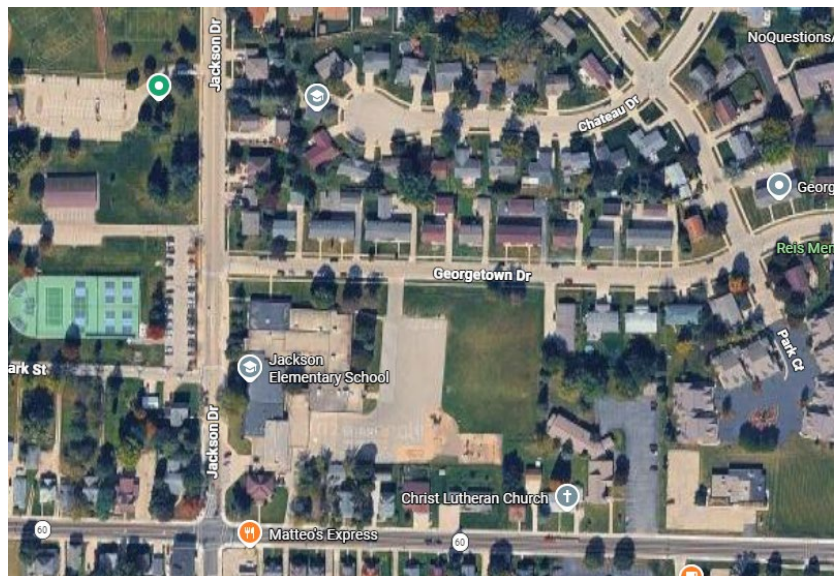
Dear Jack:

Thank you for the opportunity to assist the Village of Jackson with its 2027 Street Improvement Project. We appreciate the Village's continued confidence in Clark Dietz and look forward to building upon our relationship through the successful delivery of this project. This proposal presents our understanding of the project, proposed scope of services, schedule, and estimated fee.

PROJECT UNDERSTANDING & SCOPE OF SERVICES

We understand that the Village desires to prepare construction plans and bidding documents for the reconstruction of Jackson Drive from about 150' north of STH 60 to about 150' north of Georgetown Drive; and Georgetown Drive from Jackson Drive to Wilshire Drive with the following elements:

- Project length is about 1,600 feet of urban section.
- Construction will be during the 2027 construction season with a desired bid date in February 2027.
- The project is planned to be funded using LRIP and local funding.
- The roadway will be fully reconstructed, including the pavement section, curb and gutter, and sidewalk.
- Watermain, sanitary main, water services, and sanitary laterals will be replaced.
- Storm laterals will be replaced.
- Roadway alignment and drainage patterns will remain.
- Lighting will be converted from We Energies to Village-owned lighting.



TOPOGRAPHIC SURVEY AND BASE MAP

We will complete a topographic survey of the project area. Data will be collected using GPS equipment and translated into Civil 3D for use in design. Utility as-builts will be requested from private utility companies and incorporated into the base map.

Benchmarks and control points will be set for future project use. Right-of-way will be shown on the base mapping based on locating the existing property irons and section corner monuments. A right-of-way plat is not included.

PROJECT MANAGEMENT AND COORDINATION

Clark Dietz utilizes Quality Management on all projects. We have developed a method of tracking project activities and document checking to ensure that our project deliverables meet or exceed the client's needs. This results in all design team members having the same understanding of the scope, needs, and goals for the project.

A Project Work Plan (PWP) will be prepared, which is a "living document" of the project scope and activities. Individual staff and their activities are identified as well as describing each task in detail, effort, and resources. Supporting design information and resources are an important part of the PWP.

Quality Management reviews will be conducted by an independent Clark Dietz staff member with management responsibilities. The reviewer will consider the status of the project scope, schedule, budget, and staffing to ensure that your needs are met.

KICK-OFF MEETING

Clark Dietz will meet with Village public works and utility staff to confirm the project scope, design criteria, schedule, milestones, known areas of concern, utility-replacement limits, and anticipated agency coordination. Prior to the meeting, Clark Dietz will review available record drawings, existing mapping, utility information, and other background information provided by the Village.

PRELIMINARY DESIGN

During preliminary design, Clark Dietz will work closely with Village staff to confirm the proposed improvements, identify design constraints, evaluate roadway and utility coordination issues, and establish the overall design approach. Comments received during this phase will be incorporated as the project advances into final design.

The following activities will take place during preliminary design:

- Prepare horizontal roadway alignment and identify potential design challenges for discussion.
- Design horizontal utility alignments and show service locations.
- Prepare typical roadway sections.
- Lighting layout and coordination with WE Energies.
- Develop preliminary opinion of probable construction cost based on quantity takeoffs.
- 30% design review meeting in person with Village staff.

Preliminary design documents are expected to consist of the following:

- Title Sheet
- Project Overview/Alignment Sheets
- Typical Sections and General Notes
- Construction Details
- Utility Plans
- Roadway Plans
- Erosion Control Plan
- Lighting Layout Plan
- Project Manual (Table of Contents)

DESIGN DEVELOPMENT/FINAL DESIGN

During design development/final design the two-dimensional preliminary plan will be used as a basis for generating the three-dimensional project design. Permitting activities will also take place.

The following activities will take place during design development/final design:

- Prepare vertical alignment based on feedback from the preliminary review meeting.
- Generate cross-sections.
- Prepare Jackson/Georgetown intersection design.
- Prepare ADA ramp designs.
- Finalize vertical utility alignments and service locations.
- Finalize lighting design.
- Compile front end documents, technical specifications, and special provisions.
- Update opinion of probable construction cost and finalize bid form.
- Send 90% plans to the Village for final review and acceptance.
- Hold 90% design review meeting in person with Village staff.
- In-house QA/QC reviews at project milestones.

PERMITTING

Coordinate with the Wisconsin Department of Natural Resources (DNR) and other agencies. Clark Dietz will prepare and submit the following applications on behalf of the Village. The Village will be responsible for reimbursement of permit fees.

- DNR for NR151/216 compliance.
- DNR for both the sanitary sewer and water mains.

SPECIFICATIONS, QUANTITIES, ESTIMATE, BID DOCUMENTS

We will prepare construction specifications and bidding documents utilizing standard specifications provided by the Village of Jackson and applicable Standard Specifications for Sewer and Water Construction in Wisconsin and Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction.

We will prepare an opinion of probable construction cost based on the final bid plan quantities and comparable average bid prices.

Final design documents are expected to consist of the following:

- Title Sheet
- Project Overview

- Project Alignment
- Typical Sections and General Notes Sheets
- Construction Details
- Plan and Profile sheets (1" = 20' scale)
- Erosion Control Plans
- Utility Plan & Profile Sheets
- Lighting Plan & Electrical Details
- Cross-Sections
- Intersection Detail
- Earthwork Sheets
- Project Manual
- Opinion of Probable Construction Cost
- Permit applications

CONSTRUCTION DOCUMENTS & BIDDING SERVICES

We will prepare bid documents for advertisement via Quest. Bid documents will incorporate comments from the final design meeting and conditions of the WDNR permits.

The following activities will take place during the Bidding Phase:

- Incorporate comments from final design meeting into the bidding documents.
- Prepare advertisements for bids for submittal to the Village for their use in publication.
- Prepare and upload bidding documents to Quest.
- Assist the Village in responding to bidder questions and issuing addenda during the bid process.
- Opening is assumed in person and by the Village.
- Prepare bid tabulation of contractors' bids.
- Make a recommendation of award to the Village.

Assumptions & Exclusions

- Inlet spacing and storm sewer sizing calculations are not required.
- Downstream capacity calculations are not required.
- Traffic Control Plan is not included and will be provided by the successful Contractor.
- Exclusions:
 - Pavement Marking Plan (other than replacing in kind)
 - Electronic files for GPS guided equipment.
 - Right-of-way plat or other boundary survey.
 - Work outside the right-of-way.
 - Geotechnical services.
 - Environmental services.
 - Construction services.
 - Other services not specifically listed.

SCHEDULE

We understand that the Village would like to advertise the project in February 2027, for 2027 construction. We have the capacity and the drive to meet that schedule. Project milestones will be set at the kickoff meeting, working backward from February 2027, to help keep the project on track and moving forward. This is always important but becomes even more relevant during the November and December holiday season.

COMPENSATION

We propose completing the above outlined scope of work for a lump sum fee of **\$107,350**. The following fee breakdown is for informational purposes.

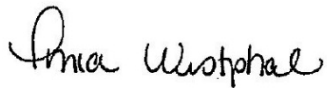
Task	Fee
Topographic Survey, Base Map	\$12,500
Preliminary Design	\$37,500
Design Development/Final Design & Permitting	\$49,750
Construction Documents & Bidding Services	\$7,600
TOTAL:	\$107,350

Clark Dietz is committed to the successful delivery of this project. Through close coordination and open communication with Village staff, we will provide a practical and constructible design that meets the Village's project goals.

Upon authorization, Clark Dietz will prepare a General Services Agreement for execution and begin work on the Village's behalf. Please contact me with any questions regarding this proposal. We appreciate the opportunity to continue working with the Village of Jackson.

Sincerely,

Clark Dietz, Inc.



Tonia Westphal, PE, LEED AP
Vice President
E-mail: ToniaWestphal@clarkdietz.com

July 17, 2026

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Mr. Jack Straehler
Director of Public Works

Subject: Engineering Services Proposal
Jackson Drive & Georgetown Drive

Dear Mr. Straehler:

Thank you for the opportunity to work with you in providing engineering services for the Jackson Drive & Georgetown Drive reconstruction project. We look forward to maintaining our excellent working relationship with you by providing quality and efficient service that the Village can expect when working with Gremmer & Associates. The following is our proposal to provide engineering services for the project. Herein after the Village of Jackson will be referred to as the OWNER/VILLAGE, and Gremmer & Associates, Inc. as the ENGINEER.

BASE SCOPE OF SERVICES

The general scope of the project consists of reconstruction of Jackson Drive from approximately 150 feet north of Highway 60 to approximately 150 feet north of Georgetown Drive, and Georgetown Drive from Jackson Drive to Wilshire Drive. The ENGINEER will provide the following services. Items of work not specifically mentioned below shall be considered extra services.

1. Survey.
 - a. Topographic & utility survey and corresponding base map for Jackson Drive and Georgetown Drive.
2. Preliminary and final roadway and storm sewer design/plans.
 - a. Scope assumes storm sewer work will consist only of replacement of select manhole top sections and inlet structures; and replacement of storm sewer laterals.
3. Preliminary and final sanitary sewer and water main design/plans.
 - a. Scope assumes replacement of all mainline sanitary sewer and water main; and sanitary sewer and water main laterals within right-of-way.
4. Street lighting design (sublet to KL Engineering).
 - a. Preliminary and final design of the conversion from We Energies-owned streetlights to Village-owned streetlights. WE Energies will be responsible for removal of their existing facilities.
 - b. Street lighting poles and fixtures will match the residential standard as provided by the Village of Jackson (matching the recent Village of Jackson poles/fixtures installed along Hickory Lane).

- c. Electrical infrastructure will be designed for overhead lighting and will not include accessories such as banner arms, receptacles, or holiday decorations.
 - d. Scope assumes that lighting service will be controlled from a new lighting meter pedestal installed with the project.
 - e. The signal and combined lighting infrastructure at the STH 60 intersection will not be impacted by construction.
- 5. Bid documents and bidding
 - a. Prepare project specific specifications and bid related documents for one construction project. Scope assumes the project will be locally let and will bid through QuestCDN.
- 6. WDNR coordination.
 - a. Prepare and submit WDNR Notice of Intent for Stormwater Discharges (NOI) for one let project.
 - b. Prepare/submit DNR watermain extension permit application.
 - c. Prepare/submit DNR sanitary sewer extension permit application.
- 7. Utility coordination. Coordinate with utility companies to determine any necessary utility relocation plans associated with the let project.
- 8. Village meetings.
 - a. Conduct one public information meeting.
 - b. Meet with the Village as necessary throughout the design process.

“IF AUTHORIZED” SCOPE OF SERVICES

- 1. Geotechnical investigations (sublet to ECS Midwest, LLC). Scope includes 4 borings (2 along Jackson Drive and 2 along Georgetown Drive) to a depth of 15-feet with a geotechnical report summarizing the findings and pavement design parameters.

ADDITIONAL SERVICES/OUT OF SCOPE WORK

- 1. Wetland delineation/determination.
- 2. Hazardous materials investigations.
- 3. Archaeological and architectural/historical investigations.
- 4. DNR or USACE coordination and permitting outside of the items listed in the scope of services section.
- 5. Preparation of any easement or right-of-way documents/descriptions.
- 6. Stormwater management plans.
- 7. Design, coordination, and permitting for traffic signals and street lighting at STH 60 intersection.
- 8. Detour plans or staging plans.
- 9. Construction staking, construction assistance, and/or construction observation services.

OWNER’S RESPONSIBILITY

- 1. Payment of any required permit fees.
- 2. Televising, sizing, and structure inspections of storm sewer.
- 3. Televising, sizing, and structure inspections of sanitary sewer.
- 4. Sizing and fire flows of water main.

COMPENSATION

ENGINEER will be compensated by the OWNER for Design Services as outlined in the "Base Scope of Services" section of this CONTRACT, a lump sum of \$114,500.

ENGINEER will be compensated by the OWNER for Design Services as outlined in the "If Authorized Scope of Services" section of this CONTRACT, a lump sum of \$8,000.

The ENGINEER shall prepare monthly invoices for services performed during the billing cycle. Invoices shall be paid by the OWNER within 30 days of OWNER'S receipt of said invoice.

Additional services, at the request of the OWNER, will be billed according to the attached Professional Services Fee Schedule, dated January 1, 2026 to December 31, 2026, and labeled Exhibit A.

GENERAL TERMS & CONDITIONS

ENGINEER services will be performed in accordance with the attached General Terms and Conditions, dated January 1, 2026 to December 31, 2026, and labeled Exhibit B.

AUTHORIZATION AND TIMING

It is understood that the Village of Jackson plans to have the project fully designed and ready for bidding by February 2027.

A receipt of a signed copy of the CONTRACT shall be considered as authorization to proceed with the services described.

For the ENGINEER

Accepted by the OWNER



Jeff Chvosta, Vice President
Gremmer & Associates, Inc.

Jack Straehler, Director of Public Works
Village of Jackson

7/17/2026

Date

Date

Exhibit A



PROFESSIONAL SERVICES FEE SCHEDULE (CY2026)

January 1, 2026 to December 31, 2026

Project Manager.....	\$165.00/hour
Project Engineer	\$145.00/hour
Civil Engineer V	\$125.00/hour
Civil Engineer IV / Engineering Specialist V	\$115.00/hour
Civil Engineer III / Engineering Specialist IV	\$110.00/hour
Civil Engineer II / Engineering Specialist III / Civil Engineering Technician V	\$105.00/hour
Civil Engineer I / Engineering Specialist II / Civil Engineering Technician IV	\$95.00/hour
Engineering Specialist I / Civil Engineering Technician III	\$85.00/hour
Civil Engineering Technician II	\$75.00/hour
Civil Engineering Technician I	\$65.00/hour
Professional Land Surveyor / Survey Crew Chief.....	\$120.00/hour
Accountant	\$115.00/hour
Office Services	\$70.00/hour
Mileage.....	Current IRS rate
Meals, lodging, air travel, telephone, supplies, postage	At Cost
Printing Services (In-house)	
Photocopies-letter size (black & white).....	\$0.10/impression
Photocopies-letter size (color).....	\$0.25/impression
Large Format Plots (black & white)	\$1.00/S.F.
Large Format Plots (color).....	\$2.00/S.F.
Printing Services (Outside Service)	At Cost
Expert Witness	\$300.00/hour

Note: Office Services and Civil Engineering Technicians are paid time and one-half their actual wage for overtime. The respective billed rate will be approximately 19% higher than the published rate to account for the overtime rate.



GENERAL TERMS AND CONDITIONS

1. This agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. As the project progresses, facts uncovered may reveal a change in direction, which may alter the scope. Gremmer & Associates, Inc., will promptly inform the Owner in writing of such situations so that changes in this agreement can be negotiated as required. In the event the Owner orders additional work to be performed and a written instrument is not executed by both parties, the Owner shall be responsible for all costs associated with the additional work.
2. Costs and schedule commitments shall be subject to renegotiation for delays caused by the Owner's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, shutdowns, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require renegotiation of this agreement.
3. Payment is due to Gremmer & Associates, Inc., upon 30 days of receipt of the invoice for professional services rendered. Failure to make any payment when due is a breach of this Agreement and will entitle Gremmer & Associates, Inc., at its option, to suspend or terminate the Agreement and the provisions of the Scope of Work. Interest of 1.5 percent per month (18 percent per annum) will accrue on accounts overdue by 30 days.
4. The Owner shall make available to Gremmer & Associates, Inc., all relevant information or data pertaining to the project which is required to perform the Scope of Work.
5. Gremmer & Associates, Inc., will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the services at the time and the location in which the services were performed.
6. Gremmer & Associates, Inc., will maintain insurance coverage no less than the following amounts:

Worker's Compensation	Statutory
General Liability	
General Aggregate	\$2,000,000
Operations / Injury	\$1,000,000
Automobile Liability	
Liability / Injury	\$1,000,000
Property Damage	Value or Repair
Professional Liability Insurance	\$1,000,000
Umbrella Liability Insurance	\$2,000,000

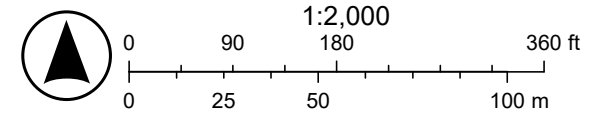
7. Termination of the agreement by the Owner or Gremmer & Associates, Inc., shall be effective upon seven (7) days written notice to the other party. The written notice shall include the reasons and details for termination. Gremmer & Associates, Inc., will prepare a final invoice showing all charges incurred through the date of termination. The Owner agrees to pay Gremmer & Associates, Inc., for the services performed to the date of termination.
8. Gremmer & Associates, Inc., intends to serve as the Owner's professional representative for those services as defined in this agreement and to provide advice and consultation to the Owner as a professional. Any opinions of probable project costs, approvals, and other decisions made by Gremmer & Associates, Inc., for the owner are rendered on the basis of experience and qualifications and represent our professional judgment. The Owner recognizes that Gremmer & Associates, Inc., does not have control over the costs of labor, materials or equipment, or over competitive bidding methods. Accordingly, Gremmer & Associates, Inc., does not make any commitment or assume any duty to assure that bids or negotiated prices will not vary from any cost opinions prepared by Gremmer & Associates, Inc.
9. This agreement shall not be construed as giving Gremmer & Associates, Inc., the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by contractor or subcontractors, or the safety precautions and programs incident to the work of the contractors or subcontractors.
10. The Owner releases Gremmer & Associates, Inc., from any liability and agrees to defend, indemnify and hold Gremmer & Associates, Inc., harmless from any and all claims, damages, losses, and/or expenses, direct or indirect, or consequential damages, including but not limited to attorney's fees and charges, and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the services, except liability arising from the negligence of Gremmer & Associates, Inc.

Washington County, WI



7/10/2026, 9:41:46 AM

- | | | | | | | | | | |
|--|-------------------------|---|-------------------------|---|-------------------|---|---|---|---------------|
|  | Address Point |  | Leader Lines |  | Landhook |  | Plat |  | PLSS Section |
|  | Road Centerline |  | Subdivision Name |  | PLSS Monument |  | Certified Survey Map |  | PLSS Boundary |
|  | State Highway |  | Condominium Name |  | Local Road Labels |  | Condominium |  | Ortho2024 |
|  | Current Parcel |  | Certified Survey Number |  | Local Road |  | Assessor Plat; Cemetery Plat; Subdivision |  | Red: Red |
|  | Parcel Taxkey & Acreage |  | Lot Number |  | Municipality |  | Lot |  | Green: Green |
| | | | |  | Right-of-Way |  | PLSS Quarter |  | Blue: Blue |





STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Budget and Finance; Village Board

From: Tyler Mentzel, Director of Parks and Recreation
Jack Straehler, Director of Public Works

Subject: 2025 Dog Park at Cedar Creek Park

Meeting Date: August 18, 2026 – Budget and Finance

Background and Analysis:

The Village of Jackson is working with Lowe Underground, Inc. and MSA Professional Services, Inc. to reach substantial and final completion of the Cedar Creek Dog Park project. The project was originally scheduled for substantial completion on May 15, 2026, and final completion on June 15, 2026.

Throughout the project, Village staff identified several opportunities to improve site conditions and the overall functionality of the park. Due to the nature of the site, certain conditions were difficult to visually identify and anticipate during the initial design process. Improvements identified during construction included relocating portions of the fence outside of wetland areas, adding gravel to raise pathways and improve drainage, and installing a culvert necessitated by the parking lot, which was constructed after the original park design was completed.

Lowe Underground, Inc. also identified opportunities for additional improvements throughout construction. These included additional tree and undergrowth clearing, increased seeding, and the use of additional woodchips to raise and widen pathways.

The project also encountered several unforeseen challenges. Including heavy rain events limited frost during winter months, and underground rock made it difficult to drive fence posts to the required depth, requiring adjustments to the construction approach. Through discussions with the contractor, Village staff were also able to negotiate a five-year warranty for the fence and poles, exceeding the original one-year warranty provided for in the project.

The project site experienced increased rainfall during both the late fall of 2025 and the spring of 2026. These conditions provided an opportunity for the contractor, Village staff, and engineering team to evaluate site drainage and make grading adjustments where needed. However, the weather and resulting site conditions have contributed to current and past delays in the project.



The changes described above, including the culvert installation and fence relocation, as well as the delays experienced during construction, have resulted in adjustments to both construction and engineering/project management costs.

The change order being presented for the culvert, along with quantity adjustments, some of which are reflected in the current pay request, represents an increase in construction costs to date. The Village anticipates a total increase in construction costs of approximately \$21,271.24.

In addition to increased construction costs, the project delays and changes have resulted in additional engineering services. MSA Professional Services, Inc. estimates that approximately \$30,000 in additional engineering costs have been incurred. These costs may be considered as part of the Village's assessment of liquidated damages related to the failure to meet the substantial and final completion deadlines.

Under the contract, liquidated damages of \$500 per day have been accruing since the May 15, 2026, substantial completion deadline. As of July 15, 2026, liquidated damages totaled \$30,000.

On July 21, 2026, Village staff met with representatives from MSA Professional Services, Inc., and Lowe Underground, Inc. to discuss project completion and liquidated damages. During that discussion, it was recognized that responsibility for the project delays was shared among the three parties, along with delays attributable to weather-related conditions.

At this time, Lowe Underground, Inc. has agreed to a \$12,500 credit, and MSA Professional Services, Inc. has agreed to a \$5,000 in credit toward the additional engineering costs. Village staff continue to negotiate with MSA Professional Services, Inc., and Lowe Underground, Inc. regarding the final amount of liquidated damages. Liquidated damages continue to accrue and may be assessed to the extent the Village continues to incur costs resulting from the project delays.

To date, costs associated with the delays include additional engineering services from MSA Professional Services, Inc., additional Village staffing costs, and the potential for lost revenue associated with fundraisers that were being planned in conjunction with the opening of the park.

The current agreements reached are reflected in attached agenda items. A \$12,500 credit from Lowe Underground, Inc. is included in Pay Request No. 4, and a contract amendment with MSA Professional Services, Inc., not to exceed \$25,000, reflects a reduction of \$5,000 from the previously estimated \$30,000 in additional engineering costs.

Village staff will continue working with Lowe Underground, Inc. and MSA Professional Services, Inc. to reach final agreements regarding liquidated damages, contract adjustments, and completion of the Cedar Creek Dog Park project.

If you have any questions, please let me know.

TM



Taking the lead in Washington County

Recommendation:

Budget and Finance Committee recommends the Village Board approve the following:

- Change Order #1 for Lowe Underground, Inc. in the amount of \$5,088.00.
- Pay Request # 4 for Lowe Underground, Inc in the amount of \$43,996.63.
- Contract Amendment #2 for MSA Professional Services in the amount of \$25,000.00.

CHANGE ORDER NO.: 01

Owner: Village of Jackson
 Engineer: MSA Professional Services
 Contractor: Lowe Underground, Inc.
 Project: Cedar Creek Dog Park
 Contract Name: Village of Jackson Cedar Creek Dog Park

Owner's Project No.:
 Engineer's Project No.: R05900007/R05900011
 Contractor's Project No.:

Date Issued: 8/4/2026

Effective Date of Change Order: 8/4/2026

The Contract is modified as follows upon execution of this Change Order:

Description: Culvert added to project due to grading of ditch from adjacent roadway project.

Attachments: Lowe Underground, Inc. Quote

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 217,614.10	Original Contract Times: Substantial Completion: 5/15/2026 Ready for final payment: 6/15/2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order]: \$ N/A	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: \$ 217,614.10	Contract Times prior to this Change Order: Substantial Completion: 5/15/2026 Ready for final payment: 6/15/2026
[Increase] [Decrease] this Change Order: \$ 5,088.00	[Increase] [Decrease] this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: \$ 222,702.10	Contract Times with all approved Change Orders: Substantial Completion: 5/15/2026 Ready for final payment: 6/15/2026

Recommended by Engineer (if required)

By: Shelly Dabney

Title: Project Manager

Date: 8/4/2026

Authorized by Owner

By:

Title:

Date:

Accepted by Contractor

By: John Lowe

Title: President

DATE: 8/5/26

Approved by Funding Agency (if applicable)

To: Tyler Mentzel, Parks & Recreation Director
From: Shelley Granberg, Project Manager
Subject: Cedar Creek Dog Park Pay Application No. 4
Date: August 7, 2026

MSA recommends review and processing of the attached Pay Application No. 4 in the amount of \$43,996.63 from Lowe Underground, Inc. for work completed on the Village's Cedar Creek Dog Park project. Once approved please retain a copy of the pay application for your records and return a copy of the signed pay application to MSA.

Summary of Work:

Clearing, Grubbing, and Tree Removal

- Additional clearing and grubbing work was performed. Outstanding work remains to be completed by Contractor.

Trail Installation Progress

- Additional Geotextile Fabric was installed per request of the Village.
- Wood Chip Path has been installed.
- Fencing and gates have been installed.
- Concrete sidewalk has been installed.

Project Schedule and Contract Updates

- Substantial completion is May 15, 2026; final completion is June 15, 2026. Both dates have passed and the Contractor has been notified that they have not met substantial or final completion.
- CO 1 culvert addition was needed due to construction on adjacent roadway.
- The overages on this pay application request were agreed upon in the field. No change order is required to adjust quantities in line items.

Contractor's Application for Payment

Owner: Village of Jackson **Owner's Project No.:** _____
Engineer: MSA Professional Services, Inc. **Engineer's Project No.:** 059000007/-11
Contractor: Lowe Underground, Inc. **Contractor's Project No.:** _____
Project: Village of Jackson Cedar Creek Dog Park
Contract: _____

Application No.: 04 - Rev 3 **Application Date:** 8/4/2026
Application Period: **From** 7/1/2026 **to** 7/31/2026

1. Original Contract Price	\$	217,614.10
2. Net change by Change Orders	\$	5,800.00
3. Current Contract Price (Line 1 + Line 2)	\$	223,414.10
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	222,790.74
5. Retainage		
a. 5% X \$ 222,790.74 Work Completed	\$	11,139.54
b. 100% X \$ 12,500.00 Village Incurred Costs	\$	12,500.00
c. Total Retainage (Line 5.a + Line 5.b)	\$	23,639.54
6. Amount eligible to date (Line 4 - Line 5.c)	\$	199,151.20
7. Less previous payments (Line 6 from prior application)	\$	155,154.57
8. Amount due this application	\$	43,996.63
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	24,262.90

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: Lowe Underground

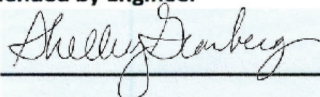
Signature: 

Date: 8-10-26

PAYMENT OF: \$ 43,996.63

(line 8 or other - attach explanation of the other amount)

Recommended by Engineer**Approved by Owner**

By: 

By: _____

Title: Project Manager

Title: _____

Date: 8/7/2026

Date: _____

Approved by Funding Agency

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Village of Jackson Cedar Creek Dog Park												Application Number:			
Application Period:												Application Date:			
A						B	C	D	E	F	G	H	I		J
Item			Contract Information			Work Completed to Date						Materials Presently Stored (not in F)	Total Completed and Stored to Date (G + H)	% (I / B)	Balance to Finish (B - I)
Bid Item No.	Specials Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)	Quantities from <u>Previous</u> Pay Applications	Estimated Quantities Installed this Pay Period	Value of Work Installed this Pay Period	Total Estimated Quantity Installed	Value of Work Installed to Date				
1		MOBILIZATION, BONDS & INSURANCE	1	LS	\$16,000.00	\$16,000.00	1.00		\$0.00	1.00	\$16,000.00	\$0.00	\$16,000.00	100.0%	\$0.00
2		CONSTRUCTION LAYOUT	1	LS	\$3,850.00	\$3,850.00	0.00	1.0	\$3,850.00	1.00	\$3,850.00	\$0.00	\$3,850.00	100.0%	\$0.00
3		EROSION AND SEDIMENTATION CONTROL	1	LS	\$7,650.00	\$7,650.00	1.00		\$0.00	1.00	\$7,650.00	\$0.00	\$7,650.00	100.0%	\$0.00
4		TURF AND SITE RESTORATION	1	LS	\$42,841.00	\$42,841.00	0.80		\$0.00	0.80	\$34,272.80	\$0.00	\$34,272.80	80.0%	\$8,568.20
5		CLEARING AND GRUBBING	1	LS	\$21,244.00	\$21,244.00	0.75	0.20	\$4,248.80	0.95	\$20,181.80	\$0.00	\$20,181.80	95.0%	\$1,062.20
6		UNCLASSIFIED EXCAVATION	1	LS	\$16,750.00	\$16,750.00	0.70	0.3	\$5,025.00	1.00	\$16,750.00	\$0.00	\$16,750.00	100.0%	\$0.00
7		5-INCH CONCRETE SIDEWALK WITH BASE	450	SF	\$14.50	\$6,525.00		560.0	\$8,120.00	560.00	\$8,120.00	\$0.00	\$8,120.00	124.4%	-\$1,595.00
8		POST AND WOVEN WIRE FENCE, 4-FOOT	1,970	LF	\$30.24	\$59,572.80	1500.00	258.5	\$7,817.04	1758.50	\$53,177.04	\$0.00	\$53,177.04	89.3%	\$6,395.76
9		POST AND WOVEN WIRE FENCE, PEDESTRIAN GATE	3	EA	\$1,098.00	\$3,294.00		3.0	\$3,294.00	3.00	\$3,294.00	\$0.00	\$3,294.00	100.0%	\$0.00
10		POST AND WOVEN WIRE FENCE, SERVICE GATE	2	EA	\$2,978.00	\$5,956.00		3.0	\$8,934.00	3.00	\$8,934.00	\$0.00	\$8,934.00	150.0%	-\$2,978.00
11		WOOD CHIP PATH	370	CY	\$31.69	\$11,725.30		370.0	\$11,725.30	370.00	\$11,725.30	\$0.00	\$11,725.30	100.0%	\$0.00
12		DENSE GRADED BASE, 1 1/4 INCH	450	TON	\$35.00	\$15,750.00	740.68		\$0.00	740.68	\$25,923.80	\$0.00	\$25,923.80	164.6%	-\$10,173.80
13		GEOTEXTILE FABRIC, TYPE DF	2,400	SY	\$2.69	\$6,456.00	2400.00	2400.0	\$6,456.00	4800.00	\$12,912.00	\$0.00	\$12,912.00	200.0%	-\$6,456.00
Contract Totals						\$217,614.10			\$59,470.14		\$222,790.74	\$0.00	\$222,790.74	102.4%	-\$5,176.64

CHANGE ORDERS

1		Culvert	1	LS	\$5,800.00	\$5,800.00			\$0.00		\$0.00	\$0.00	\$0.00	0.0%	\$5,800.00
2					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
3					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
4					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
5					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
6					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
7					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
8					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
9					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
10					\$	-			\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
Change Order Totals						\$5,800.00			\$0.00		\$0.00	\$0.00	\$0.00		\$5,800.00
TOTALS						\$223,414.10			\$59,470.14		\$222,790.74	\$0.00	\$222,790.74	99.7%	\$623.36



Amendment

Amendment No: 02

MSA Design Project Number: 05900007
MSA Construction Project Number: 05900011
Date of Issuance: August 7, 2026

This is an amendment to the Agreement dated January 16, 2024 and does acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project amendment:

MSA PROFESSIONAL SERVICES, INC (MSA)

Address: 1230 South Boulevard, Baraboo, WI 53913

Phone: (608) 356-2771

Representative: Marcus Rue

Email: mrue@msa-ps.com

VILLAGE OF JACKSON (OWNER)

Address: N165W20330 Hickory Lane, Jackson, WI 53037

Phone: (262) 677-9665 x 113

Representative: Tyler Mentzel

Email: tyler.mentzel@villageofjacksonwi.gov

Project Name: Cedar Run Dog Park Improvements

The project scope has changed due to: Additional Construction Related Services

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: March 2026
Approximate Completion Date: October 2026

The estimated fee (Not to Exceed) for the work is: \$25,000.00

Contract Amendment not to exceed \$25,000 with final review and approval from Village Staff.

Any attachments or exhibits referenced in this Amendment are made part of the original Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Amendment. A copy of this Amendment signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

VILLAGE OF JACKSON

MSA PROFESSIONAL SERVICES, INC.

Tyler Mentzel

Parks & Recreation Director

Date: _____

Joe DeYoung, PE

Operations Leader

Date: August 7, 2026

Scope of Additional Services

During construction of the Cedar Run Community Dog Park Improvements, MSA provided services beyond those assumed in Amendment No. 1 due to construction schedule delays, contractor performance issues, and unforeseen environmental conditions. The following additional services were performed:

Task 1 – Additional Meetings and Coordination

Provide attendance, coordination, documentation, and follow-up for meetings beyond those identified in Amendment No. 1 including meetings with the Village, Contractor, and regulatory agency. These services were necessary to address construction delays, project coordination, and issue resolution.

- Two (2) meetings were scoped in Amendment 1 and 10 weekly construction meetings were held until on February 12, 2026 when Village requested cease of weekly construction meetings.
- Numerous informal meetings, emails and phone calls have occurred since February 12, 2026.
- Twenty (20) hours were estimated for shop drawing review and 38 hours were required.

Task 2 – Extended Construction Administration and Observation

Provide additional construction administration and observation services associated with construction activities extending beyond the anticipated construction duration and substantial completion date. Services included additional site visits, contractor coordination, review of project documentation, responses to contractor inquiries, and project closeout support.

- Four (4) weeks of active construction was estimated.
- Construction began in November 2025, and final completion has not been reached as of August 2026 which is nine (9) months construction.

Task 3 – Surface Water and Wetland Permit Assistance

Provide coordination and technical support related to wetland disturbance encountered during construction, including agency coordination, permit compliance assistance, and preparation of supporting documentation.

ATTACHMENT B: RATE SCHEDULE

Administrative	\$ 90 – \$160/hr.
Architects	\$ 90 – \$208/hr.
Community Development Specialists	\$144 – \$208/hr.
Digital Design.....	\$121 – \$159/hr.
Environmental Scientists/Geologists	\$116 – \$203/hr.
Geographic Information Systems (GIS).....	\$105 – \$203/hr.
Housing Administration	\$ 97 – \$198/hr.
Inspectors/Zoning Administrators	\$115 – \$160/hr.
IT Support	\$184 – \$203/hr.
Land Surveying	\$ 90 – \$208/hr.
Landscape Designers & Architects.....	\$ 90 – \$231/hr.
Planners.....	\$ 90 – \$226/hr.
Principals	\$230 – \$330/hr.
Professional Engineers/Designers of Engineering Systems	\$163 – \$214/hr.
Project Managers.....	\$126 – \$259/hr.
Real Estate Professionals	\$147 – \$203/hr.
Staff Engineers	\$ 90 – \$157/hr.
Technicians.....	\$105 – \$159/hr.
Utility Treatment Operators	\$ 90 – \$190/hr.

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2026.

REIMBURSABLE EXPENSES (effective April 19, 2026)

Building Inspection Permit Management	\$25/permit
Copies/Prints.....	Rate based on volume
Specs/Reports.....	\$10
Copies.....	\$0.20/page \$0.13/page for DOT
Plots.....	\$0.01/sq.in.
Flash Drive.....	\$10
Dini Laser Level	\$85/per day \$85/day for DOT
Drone Flight	\$375/flight \$250/flight for DOT
Geodimeter	\$30/hour
GPS Equipment	\$20/hour \$18/hour for DOT
GPS R2 Equipment	\$20/hour \$18/hour for DOT
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + \$5/day
Mileage – MSA Vehicle	\$0.77/mile \$0.77/mile for DOT
Nuclear Density Testing	\$45/day \$45/day for DOT
Organic Vapor Field Meter	\$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment.....	\$20/hour \$14/hour for DOT
Stakes/Lath/Rods.....	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing.....	At cost

Expense rates represent an average or range for a particular category and are subject to change to match incurred cost in real time.

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 16, 2026

Agenda Item: Item #4

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Ordinance #26-08 – To Rezone Parcel V3_053300D from Planned Unit Development (PUD) to R-6 Mixed Residential District - Richard Knabe

Background and Analysis:

The developer, Richard Knabe, is proposing to construct four, two-family dwellings on the 1.7-acre parcel. The development is located just east of the Oaks of Jackson subdivision and will consist of four, two-family homes on a singular lot. The homes will be accessed by a private road extending south of Spruce Street. The development has a proposed density of 4.7 dwelling units per net acre.

Each of the units will feature two bedrooms. The left side units will also contain two on-suite bathrooms and a separate half bath. Right side units will feature two bedrooms with a Jack and Jill style bathroom along with a separate half bath. Laundry areas and attached, two car garages are also planned for each unit.

The roughly 230-foot-long private roadway will be 24 feet wide with 24" curb and gutter and 5-foot-wide sidewalks connecting to Spruce Street provided on each side. A fire hydrant is planned for the south end of the private road.

Proposed landscaping includes a mix of spruce and maple trees flanking the north entrance of the property with additional plantings located along the east property line. Individual unit landscaping includes a variety of foundational plantings consistent with typical residential landscaping.

Comprehensive Plan & Zoning Impacts:

A previous amendment to the Village's 2050 Comprehensive Plan Map in May of this year reclassified the land from General Commercial to Medium-Density Residential. The proposed development and zoning designation are similar to nearby developments consisting primarily of one and two-family homes.

The requested rezoning to R-6 Mixed Residential District is the final step in the development approval process. The development standards for the R-6 Mixed Residential District are outlined below for your reference.

Sec. 48-142. R-6 Mixed Residential District.

(a) Generally. The R-6 Mixed Residential District is intended to provide for one and two-family residential development at densities not to exceed 7.2 dwelling units per net acre, served by municipal sewer and water facilities.

(b) Permitted uses. Two-family dwellings, a complex of two or more two-family dwellings on a lot, twin-home dwellings, and single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Except for twin-home lots, all lots shall be a minimum of 6,000 square feet in area for each dwelling unit and shall not be less than 85 feet in width at the setback line. Twin-home lots shall be a minimum of 4,500 square feet in area for each dwelling unit and shall not be less than 40 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 700 square feet; the total minimum floor area of a two-bedroom dwelling shall be 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 25 feet from the right-of-way of local streets. There shall be a 30-foot minimum setback from the right-of-way of all collector and arterial streets. There shall be a side yard on each side of all buildings not less than 15 feet in width and a rear yard of not less than 25 feet. Within a two-family development complex, the minimum distance between residential buildings shall be 30

Site Plan:

See attached map exhibits for general location of subject parcel.

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning

Staff recommend approval of the rezoning request.

Engineering

See attached Plan Review Document

Review Procedures:

The Plan Commission is advisory; the Village Board makes the final decision following a public hearing.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Notification of all other municipalities, including non-contiguous, located within 1000 feet of the subject property

- Publishing a Class II Legal Notice is required at least 30 days prior to the Village Board Public Hearing

Potential Motion:

Motion to approve Ordinance #26-08 to rezone Parcel V3_053300D from Planned Unit Development (PUD) to R-6 Mixed Residential District, subject to the following conditions:

1. The execution of a definitive Development Agreement for the use of the subject as a residential development, which development agreement shall include such terms and conditions as determined by the Village Board, and acceptable to the Village Attorney, including adequate provisions for the inspection, acceptance, and financial security for any improvements to be dedicated to the Village.
2. Developer shall provide an/or comply with Items 1-26 as detailed on the Plan Review document dated July 7, 2026, from Cedar Corporation.

Attachments:

1. PC Application
2. Location Map
3. Construction, Site, and Civil Plans
4. Ordinance #26-08

Village of Jackson
PLAN COMMISSION APPLICATION

PROPERTY INFORMATION

- ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____
- ☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
- ☐ New ☐ New ☐ CONCEPT PLAN
- ☐ Amendment ☐ Amendment ☐ COMP. PLAN AMENDMENT
- ☐ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: Lot 2 Spruce St. Unit: Jackson, WI

Parcel #: 2 Lot Size: 74,440 sq. ft. Building Area: 14,000 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y/☒ N

APPLICANT INFORMATION

Name(s): Richard Knabe Kathleen Trowbridge

Mailing Address: _____ WI Zip _____

Office: (____) _____) _____

Email: _____

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Same as above

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: H+Structures, Inc.

Primary Contact: Richard A Knabe

Address: _____

Office: (____) _____

Email: _____

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: we want to build (4) duplexes on the lot off of a new driveway to the homes. These are going to be investment properties for our children.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential housing

Hours of Operation: N/A

Provide a brief overview of proposed daily on-site operations: _____

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: Single family duplexes.

Describe all businesses, properties and other entities located adjacent to the proposed use: empty lot to East, Condo's to the South Residential housing to West, Vacant across Space St. to North.

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Construct (4) homes. Duplexes. Single story w basement. ~~Or~~ Private Road to serve the driveways to homes.

Describe any proposed grading, and/or stormwater management plan: we are disturbing less than 1 acre, but can put in small holding areas at the corners of the lot.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: New access Road trees to the North and East For improvement berms to East with planting to shield development East of lot.

Describe any proposed on-site security measures including site lighting: Small lights at each drive way

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Not needed there would be a hydrant (existing) at Road Entrance we would have a T turnabout at end of Road

Describe the projected traffic circulation and impacts: none, entrance to driveways is
off of a new private Road

List all setbacks from rights-of-way and property lines and height limitations: _____

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: None

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Wood Construction
LP Siding Shingled Roofs, Concrete basement walls.

Describe any site-specific features/constraints, etc.: N/A

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
N/A

Describe all proposed screening/buffering from adjacent properties (where required by ordinance):
Possible berms with evergreens on East Side to
Screen Potential Commercial building

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
ALL onSite as Residential

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Richard D. Knabe
Applicant Signature: Richard D. Knabe
Co-Applicant Name (Print): Kathleen Trowbridge
CO-Applicant Signature: _____
Date of Application: 4-22-2026

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00
Date Received: _____
Amount: \$ _____
Payment Type: CH / CC / CASH
Check/Rcpt. #: _____
Received By: _____

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 311652

Date: 4/24/2026

Check

RECEIVED
FROM KNABE, RICHARD D

\$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000	425.00
	PLANNING / ZONING FEES	
	PLAN COMM APP / CK #2516	

TOTAL RECEIVED	425.00
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Receipt Memo: PLAN COMM APP / CK #2516

Parcel V3_053300D



2/27/2026, 9:05:58 AM

CurrentTaxKey

Address Point

Current Parcel

Parcel Taxkey & Acreage Plat

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Local Road Labels

Local Road

Municipality

Right-of-Way

Certified Survey Map

Condominium

Assessor Plat; Cemetery Plat; Subdivision

Lot

PLSS Quarter

PLSS Section

PLSS Boundary

Ortho2024

Red: Red

Green: Green

Blue: Blue

1:1,200

0

75

150

300 ft

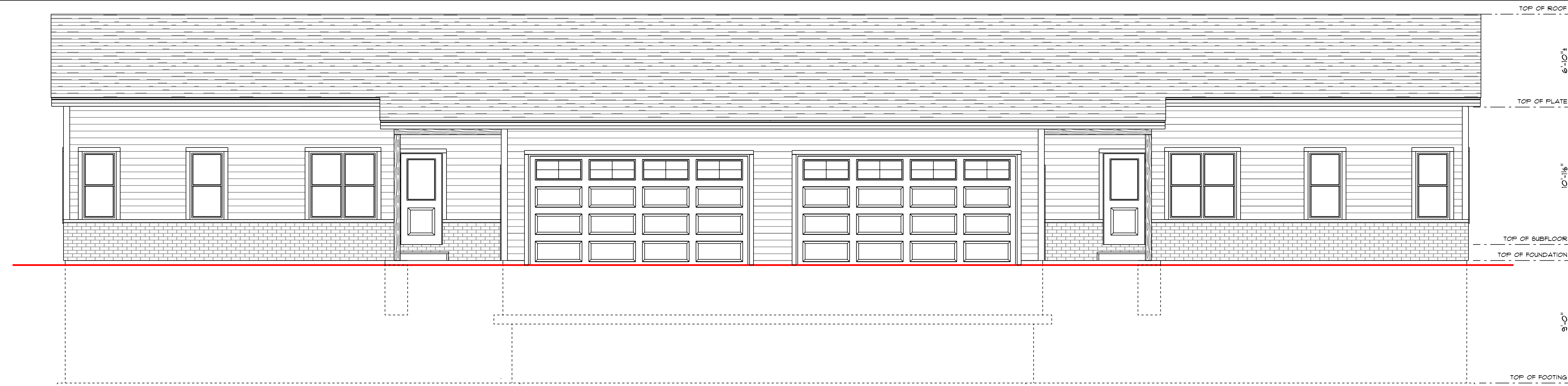
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20

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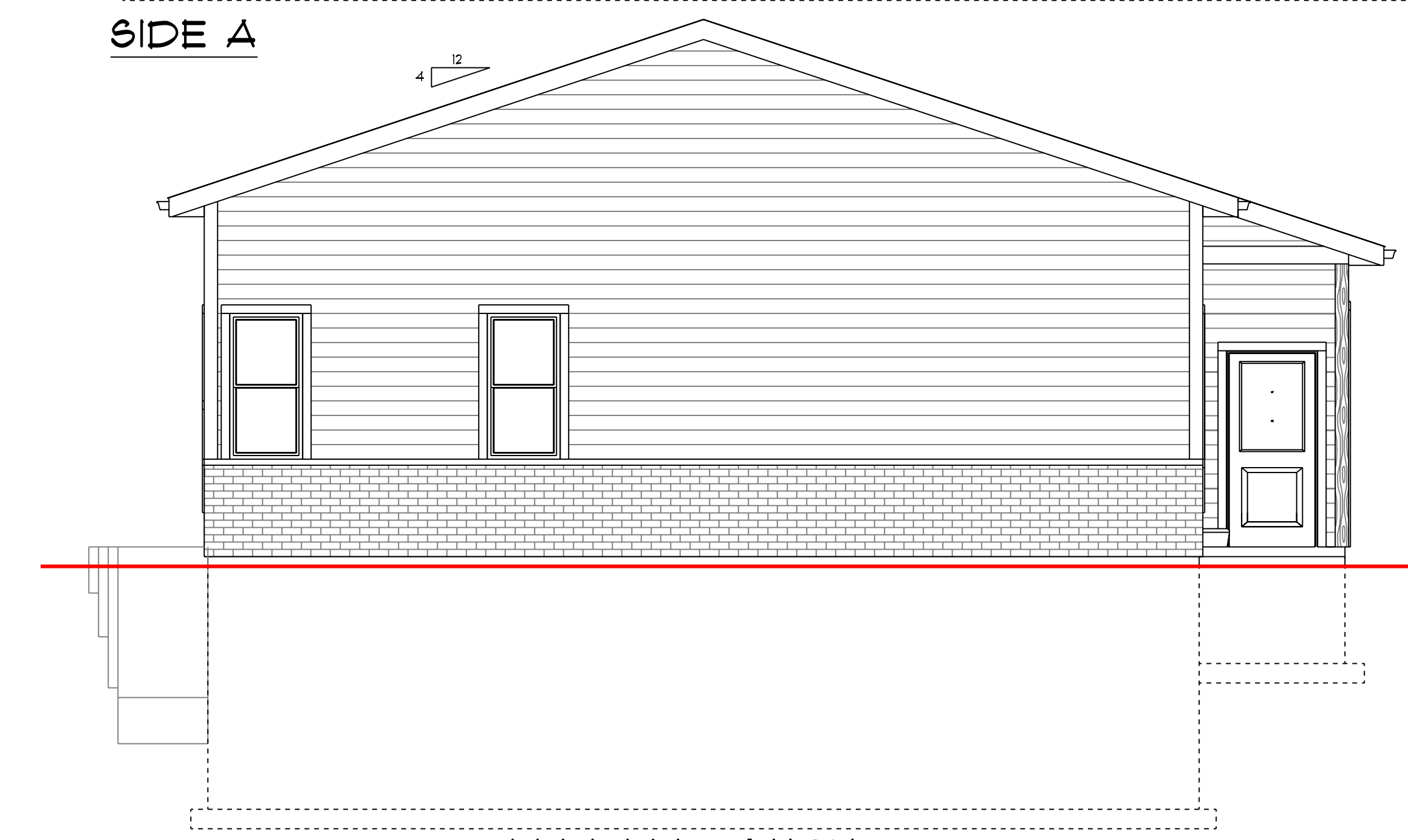
Page 149 of 192



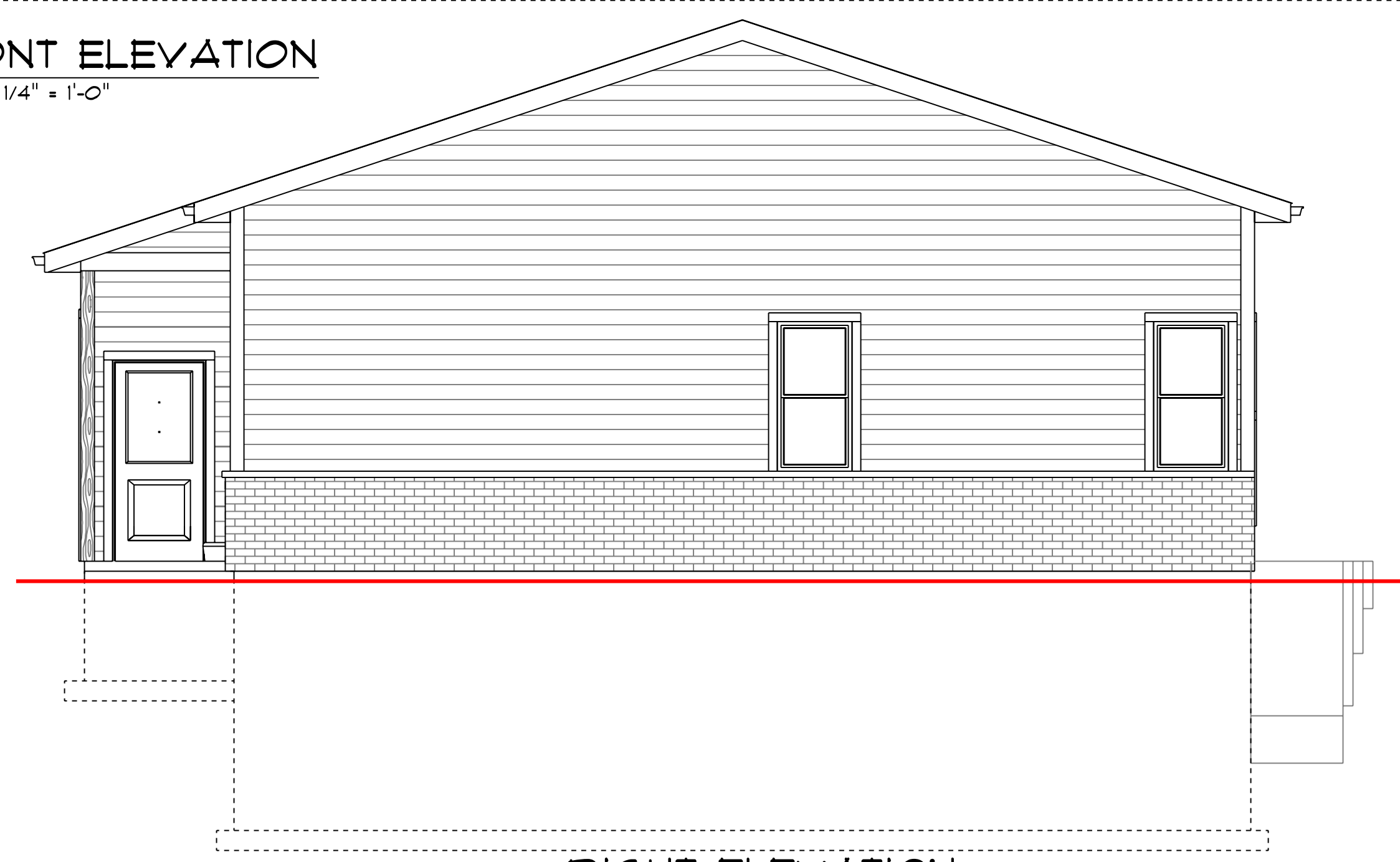
SIDE A

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

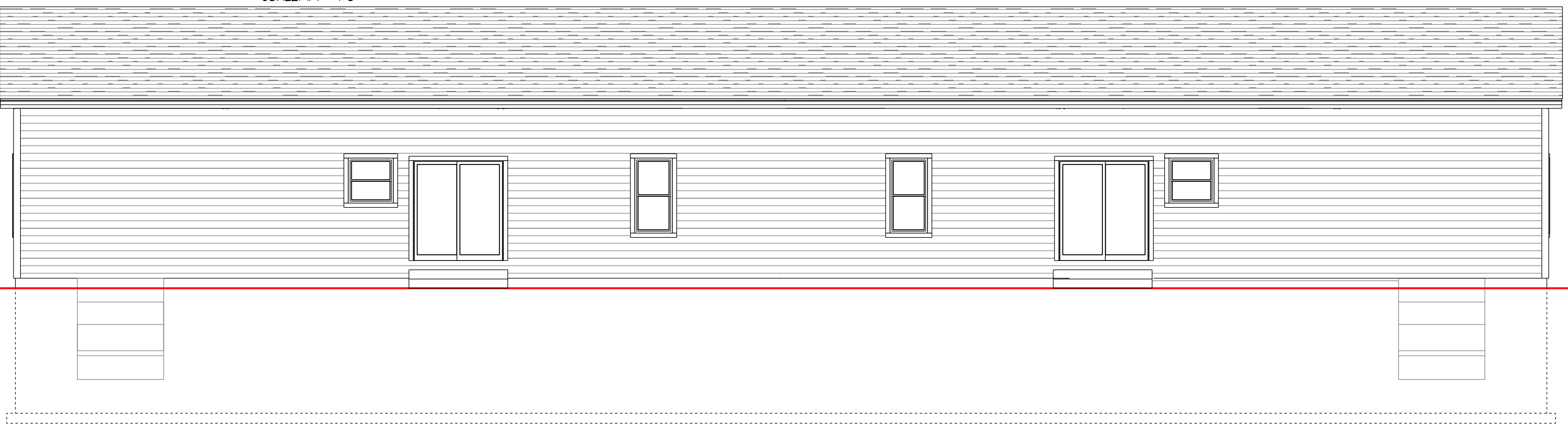
SIDE B



LEFT ELEVATION
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

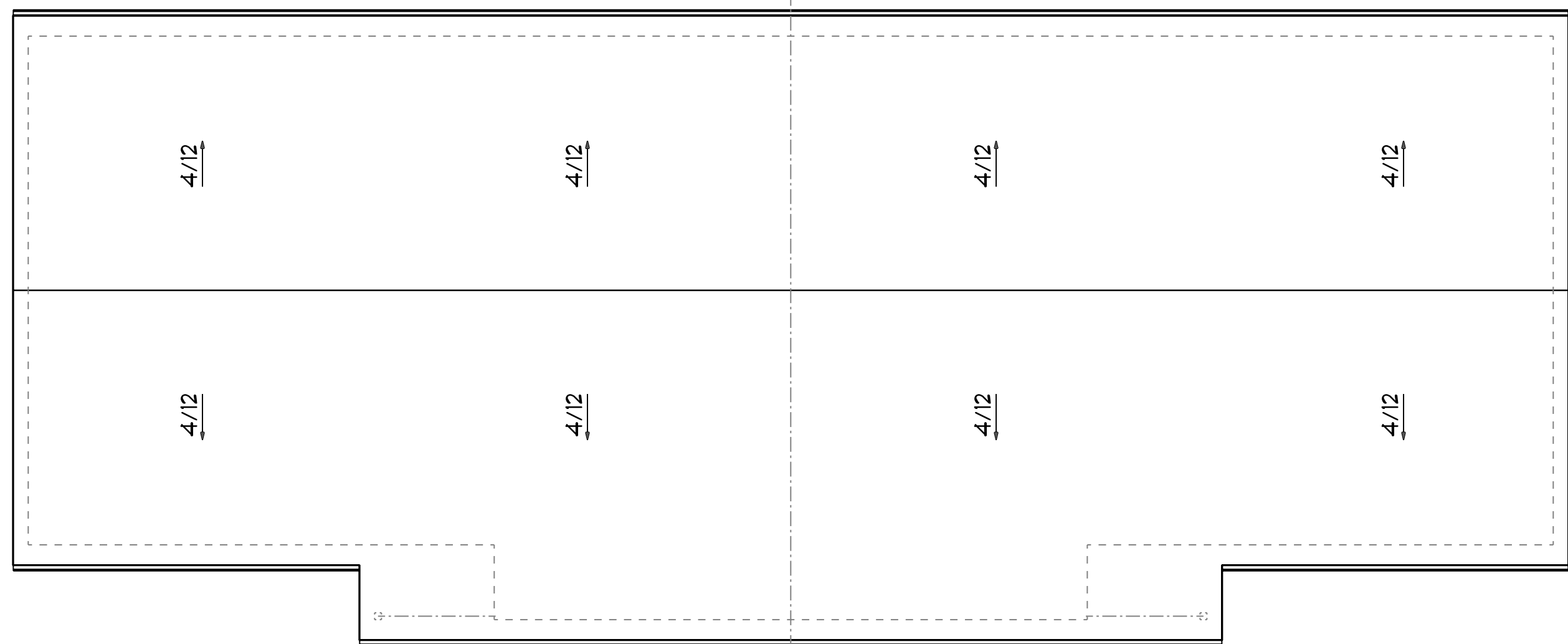
- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ZUERN BUILDING PRODUCTS WILL NOT BE HELD LIABLE FOR THIS PROJECT. OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/ CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT AND VENTILATION.
- UPON FULL PAYMENT, OWNERSHIP OF THE FINAL PLAN SET, INCLUDING ALL COPYRIGHTS, TRANSFERS EXCLUSIVELY TO THE UNDERSIGNED. ZUERN BUILDING PRODUCTS & DESIGN CENTER RETAINS NO RIGHTS THEREAFTER.

DW'G BY:
RMS
DATE
11/17/2025
REVISED
01/12/2026
05/06/2026

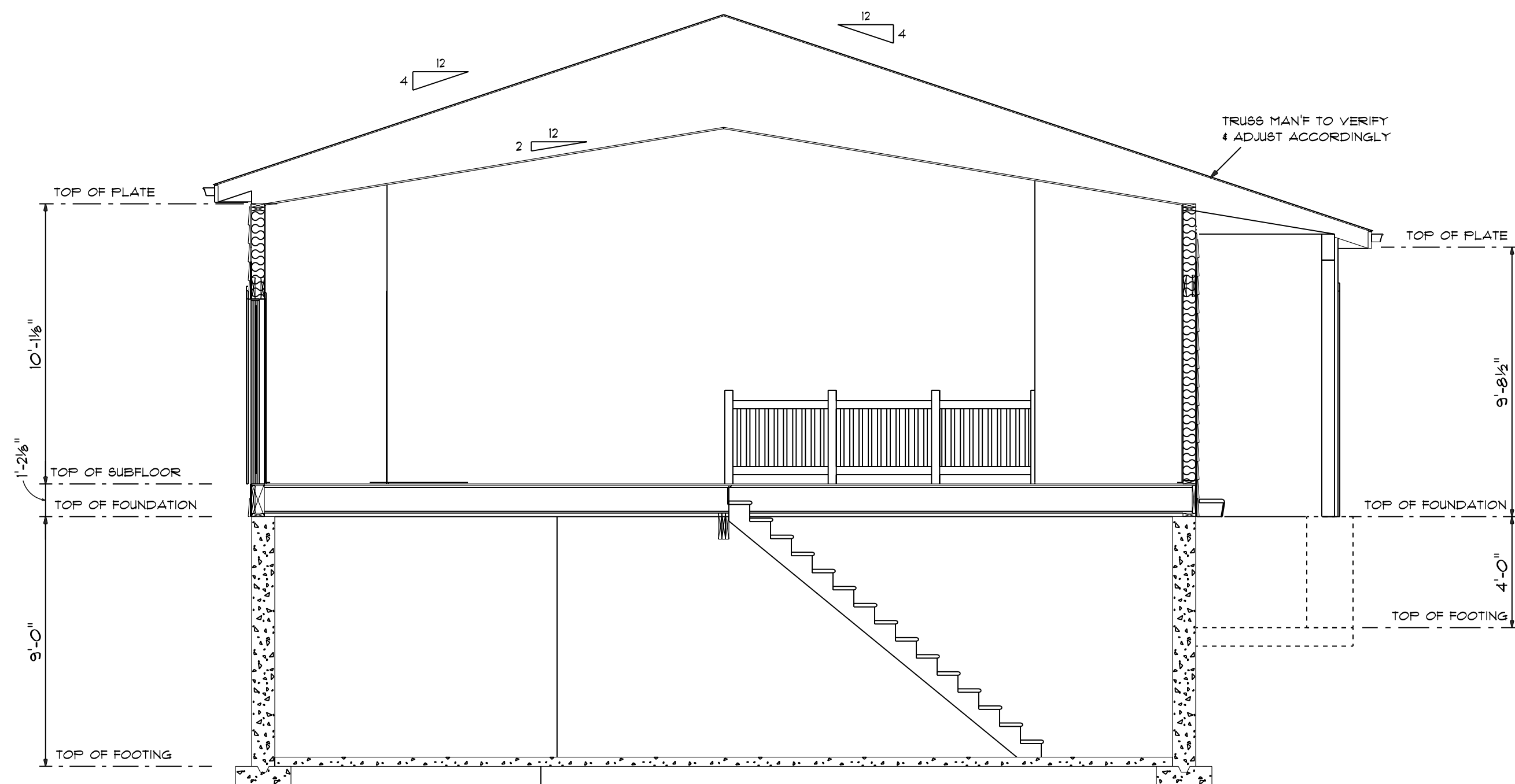


MIRANDA KNABE
JACKSON, WI

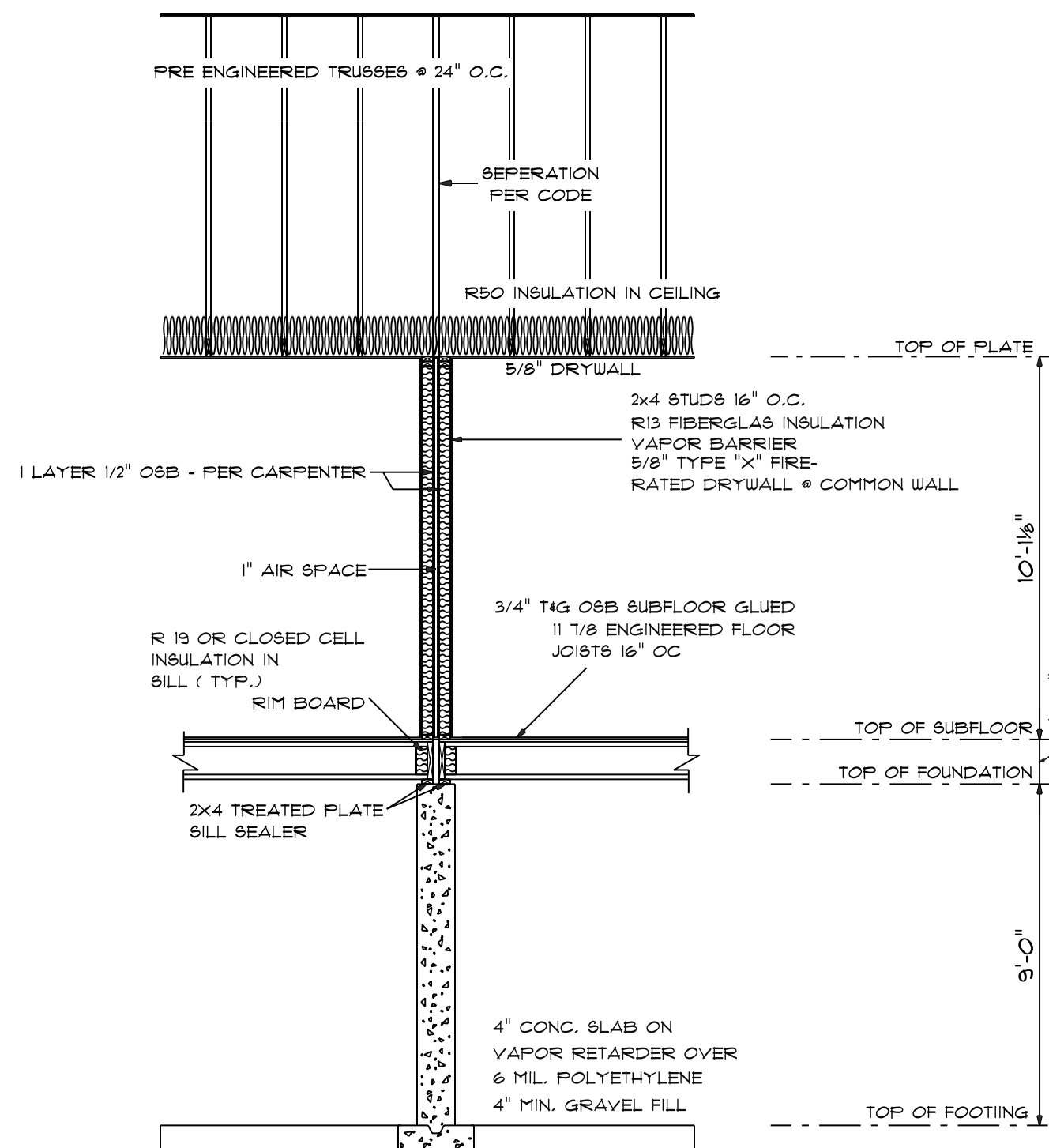
ZUERN
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
1 OF 5
JOB #5711



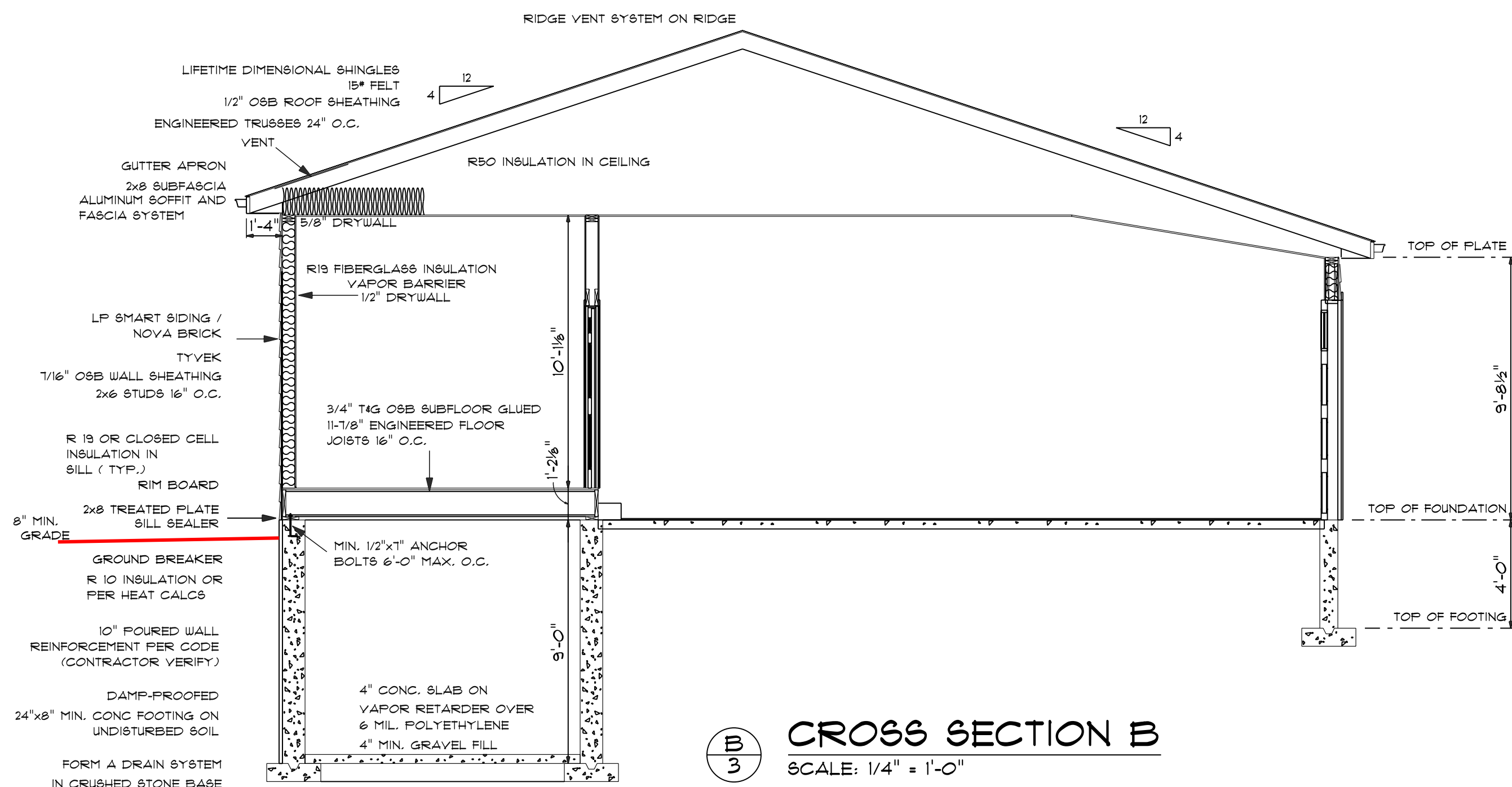
ROOF PLAN
SCALE: 1/8" = 1'-0"



CROSS SECTION A
SCALE: 1/4" = 1'-0"



PARTY WALL SECTION
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"

DW'G BY:
RMS
DATE
11/17/2025
REVISED
01/12/2026
05/06/2026



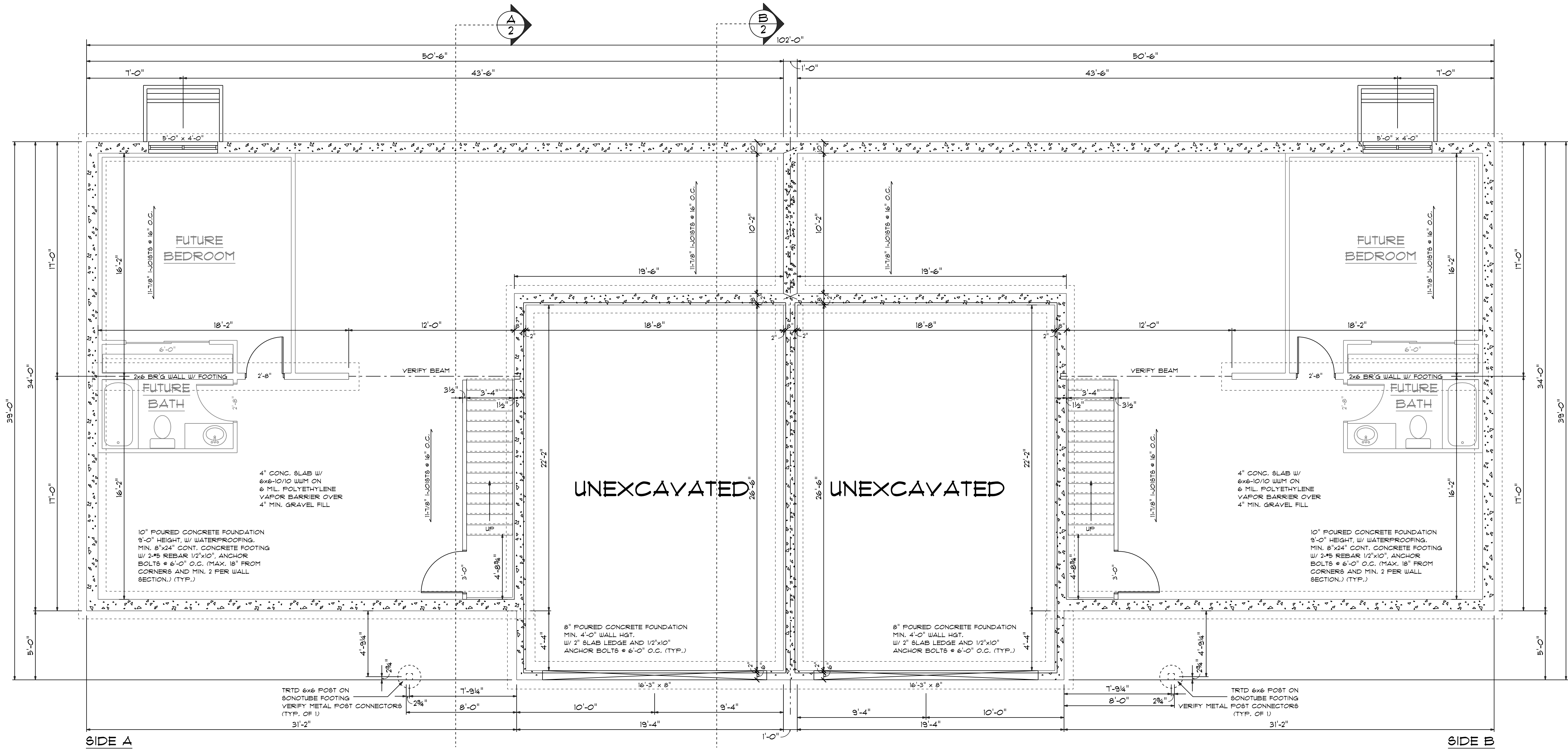
MIRANDA KNABE
JACKSON, WI

ZUERCHER
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
2 OF 5
JOB #3711



MIRANDA KNABE
JACKSON, WI

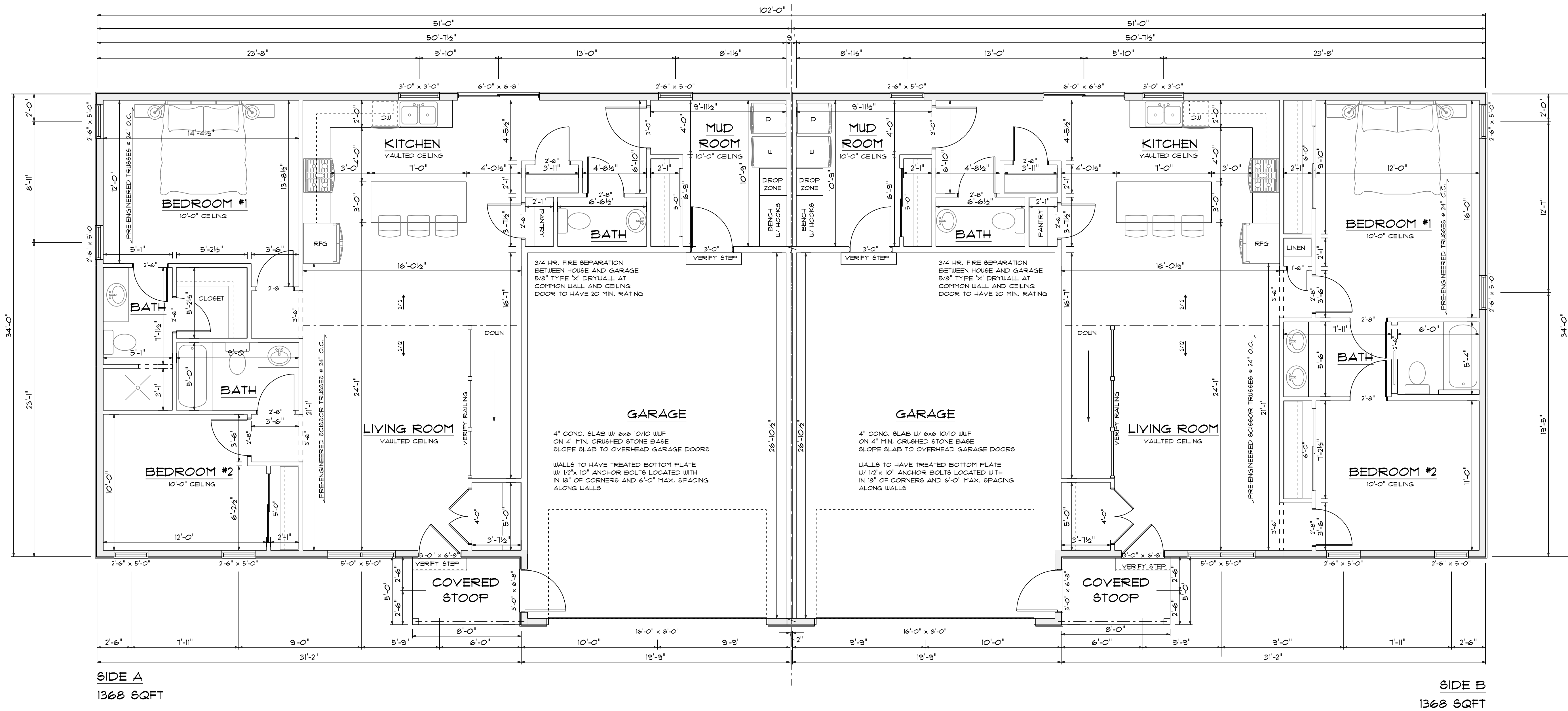
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BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
3 OF 5
JOB #3711

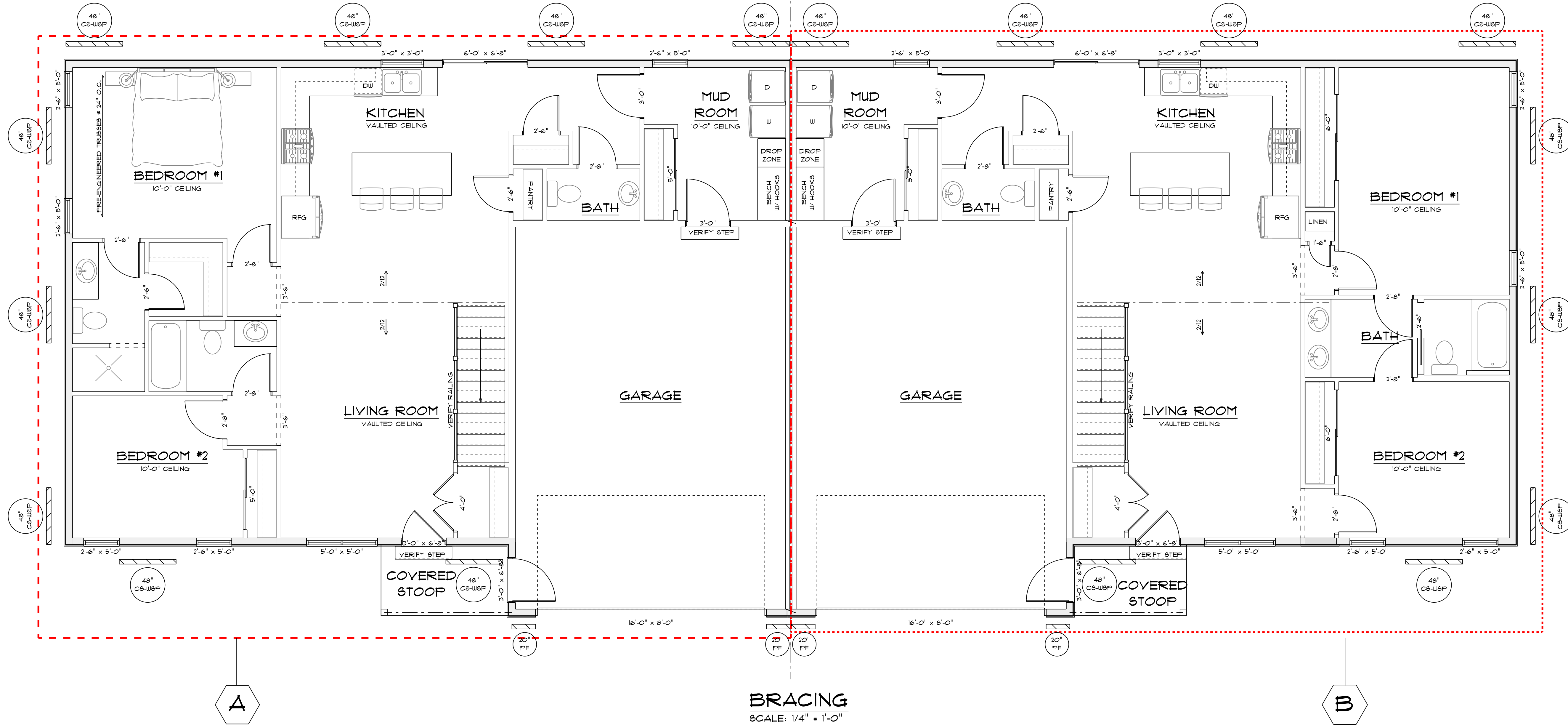




MIRANDA KNABE
JACKSON, WI

ZUERCHER
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
4 OF 5
JOB #5711





WALL BRACING COMPLIANCE WORKSHEET

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G), EACH LABELED RECTANGLE IF MORE THAN ONE (SEE 321.25-B/C/D), AND AMOUNT OF BRACING (* OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER THE RESPECTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEEDED).

RECTANGLE: A WALL HEIGHT: 10' EAVE TO RIDGE HEIGHT: 6'-10" MAX. OPENING HEIGHT: 6'-8" WIND EXP.: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DUB, WSP, SFB, GB, PCP) AND * OF PANELS PER TABLE 321.25-I		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J		PF METHOD (SEE FIG. 321.25-A) INDICATE * OF PF PANELS 16'-24" WIDE PROVIDED	
	MIN. PANEL WIDTH (TABLE 321.25-I) *		LONG: 6.0 SHORT: 1.5		(2) 20"	
ROOF & CEILING ONLY	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE
ONE FLOOR, ROOF & CEILING			53'	35'		
TWO FLOORS, ROOF & CEILING						

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G), EACH LABELED RECTANGLE IF MORE THAN ONE (SEE 321.25-B/C/D), AND AMOUNT OF BRACING (* OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER THE RESPECTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEEDED).

RECTANGLE: B WALL HEIGHT: 10' EAVE TO RIDGE HEIGHT: 6'-10" MAX. OPENING HEIGHT: 6'-8" WIND EXP.: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DUB, WSP, SFB, GB, PCP) AND * OF PANELS PER TABLE 321.25-I		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J		PF METHOD (SEE FIG. 321.25-A) INDICATE * OF PF PANELS 16'-24" WIDE PROVIDED	
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NOTE:

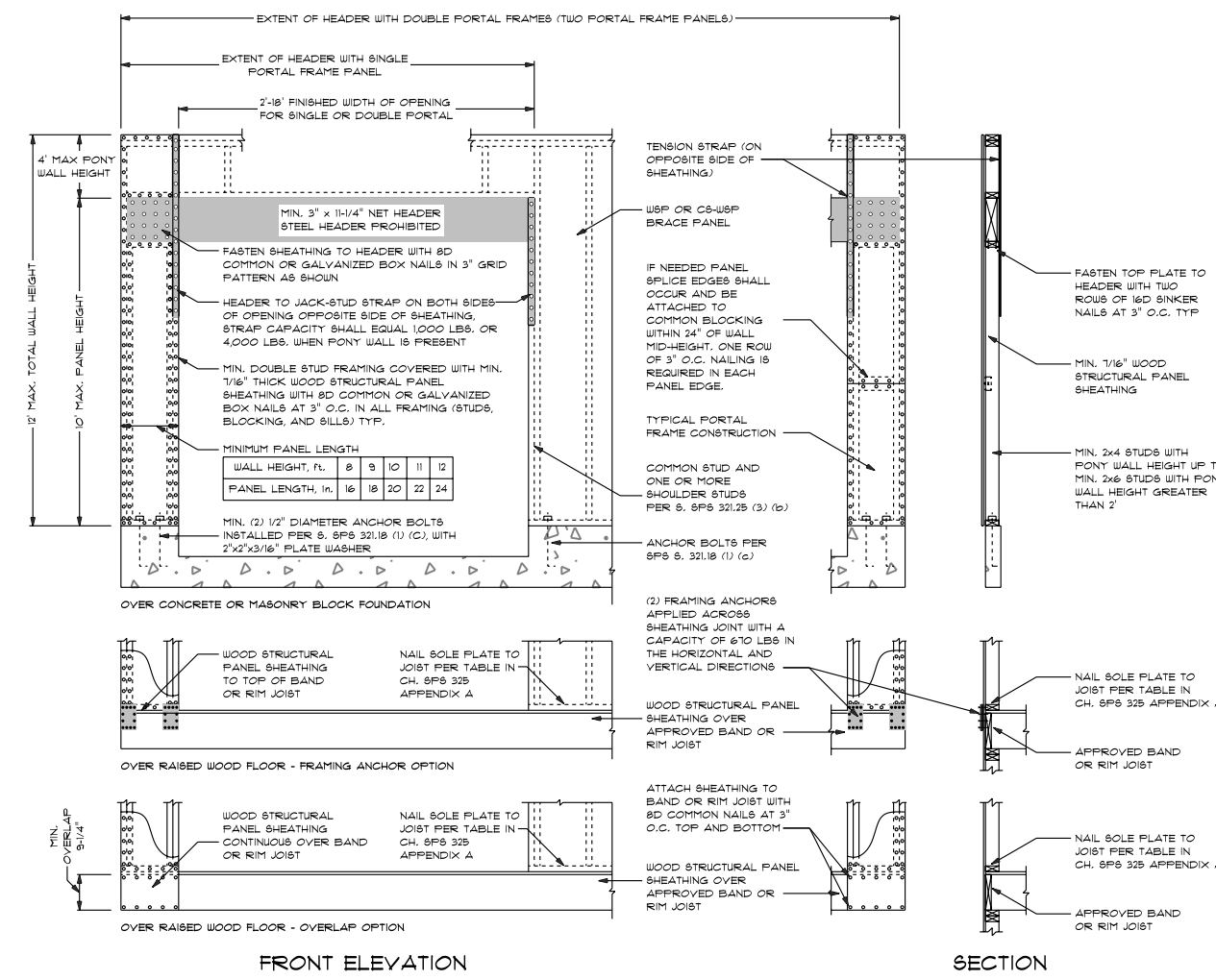
ENTIRE STRUCTURE IS TO BE CONTINUOUSLY SHEATHED. PLEASE NOTE STRUCTURAL PANEL LOCATIONS MEETS MINIMUM CODE REQUIREMENTS.

ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON BLOCKING OF A MIN. OF 1 1/2" THICKNESS

WALL TYPE ABBREVIATIONS

CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING ALONG ENTIRE WALL LENGTH, FASTENED PER NAIL SCHEDULE
PF	PORTAL FRAME BRACE CONSTRUCTION (SEE FIGURE 321.25-A)
WSP	WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING, FASTENED PER NAIL SCHEDULE
GB	GYPSUM BOARD INSTALLED ON BOTH SIDES OF WALL, 1/2" THICK GYPSUM, FASTENED PER NAIL SCHEDULE
DUB	DIAGONAL WOOD BOARDS, MIN. 3/4" THICKNESS, FASTENED PER NAIL SCHEDULE
CS-WSP-I	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING AND INSULATING PANEL ALONG ENTIRE WALL LENGTH, FASTENED PER NAIL SCHEDULE

FIGURE 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION

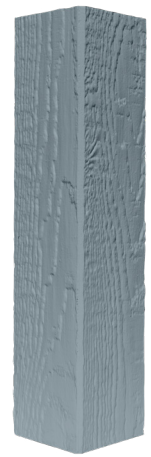


ON SITE STORAGE

- Handle prefinished LP® SmartSide® ExpertFinish® accessory products with extreme care during storage and application.
- Store off the ground, well supported, on a flat well-drained surface.
- Store products under a roof or separate waterproof covering.
- Keep products clean and dry. Inspect prior to installation.
- LP Accessory Products come in various sizes. Refer to the [LP SmartSide Catalog](#) for specific sizes.

GENERAL INFORMATION

- All wood substrate directly exposed to the weather must be sealed to prevent moisture intrusion and water build up.
 - Seal ALL exposed cuts of product.
 - Sealing can be accomplished by applying a paint or sealant according to the manufacturer's requirements. Field Spray applied coatings on cuts are not recommended.
- Cut accessory products with a sharp blade. Face prefinished surface up and cut downward. Replace blade if chipping or tearing occurs.
- Accessory products applied adjacent to surfaces such as porches, patios, balconies, or walking surfaces (including porch columns) must have a clearance of at least 1 inch (25 mm) above horizontal surface.
 - Clearance may be reduced to 3/8 inch (10 mm) for:
 - Porches, patios, balconies, or walking surfaces that slope away from the structure or the surface provides gaps that allow water to flow through so that it cannot accumulate, and is covered by a roof, not an eave or overhang; or
 - Porch columns with walking surfaces that slope away from the structure or the surface provides gaps that allow water to flow through so that it cannot accumulate.



Outside Corner Trim

Nailing Schedule

- Painting all exposed nail heads is recommended.
- **Fasteners:** Apply and correct overdriven fasteners as shown in (Figure 1a)
 - Do not overdrive nails
 - Nail head should seat snug, but not be countersunk which is considered overdriven.
- **Sealant:** Use an exterior-quality, non-hardening, paintable sealant.
 - Class 25 or higher exterior sealant meeting the ASTM C920 Standard Specification for Elastomeric Joint Sealants.
 - Follow the sealant manufacturer's instructions for application.



Mini-Split

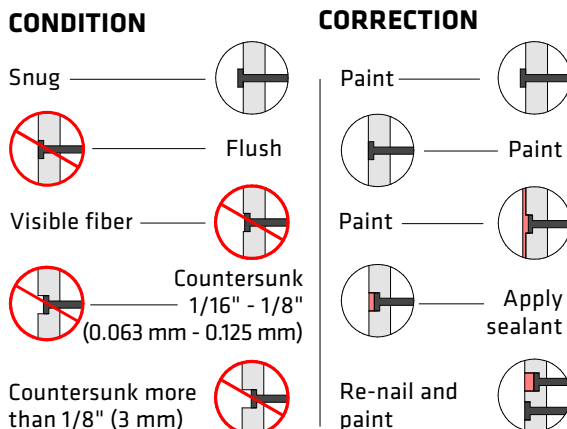


Figure 1a



J-Block



Jumbo Mounting Block

MOISTURE

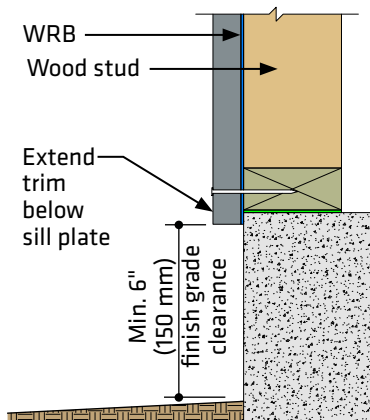
- Moisture and vapor control are critical elements of proper housing design.
 - Check your local building code for requirements for handling moisture and water vapor in your area.
 - Do not apply accessory products to a structure having excessive moisture conditions such as drying concrete, plaster or wet blown cellulose insulation.
 - If such conditions exist, building should be well ventilated to allow to dry prior to accessory product application.
 - When using wet blown cellulose insulation it must not be in direct contact with the siding, and it must be allowed to dry a min. of 24 hours or longer if specified by the insulation manufacturer.
- Accessory products must not be installed on green or crooked studs. Green studs must be allowed to equilibrate to ambient moisture conditions before accessory product is installed, and accessory product must be shimmed to maintain flatness if studs are crooked.
- Do not apply accessory products over rain-soaked or buckled sheathing.

Water-Resistive Barrier (WRB)

- A properly installed WRB is required behind accessory products, unless exempt by building code.
- LP assumes no liability for water penetration or any other issues associated with WRB.

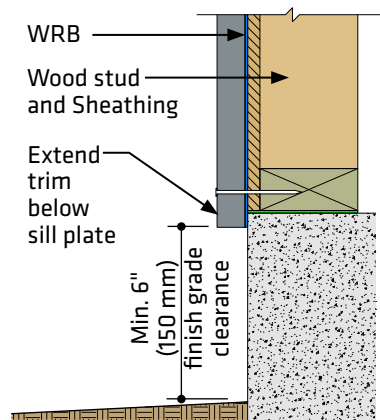
CLEARANCE & SEPARATION GUIDELINES

- Minimum 6 inch (152 mm) clearance must be maintained between accessory product and finish grade (ground cover). *[Min. 200 mm (8 inch) clearance must be maintained between cladding and finish ground when installing cladding in Canada in accordance with NBC, Section 9.27.2.4.(1) or local building code requirements.]*
- Provide separation between back of accessory and concrete or masonry foundation. Separation can be achieved using a WRB, flashing, or similar product. (Figures 2a, 2b, 2c)



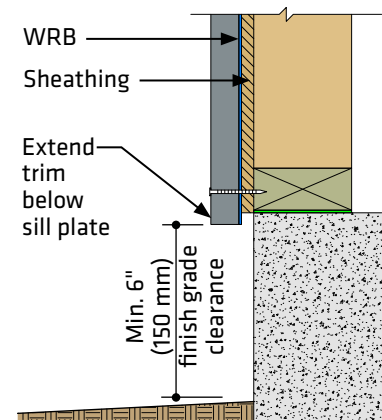
Direct to Stud Attachment

Figure 2a



Direct to Stud w/WSP Attachment

Figure 2b

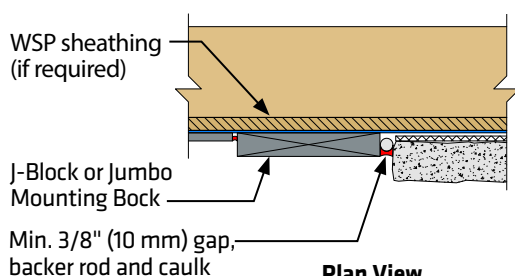


WSP Sheathing Attachment

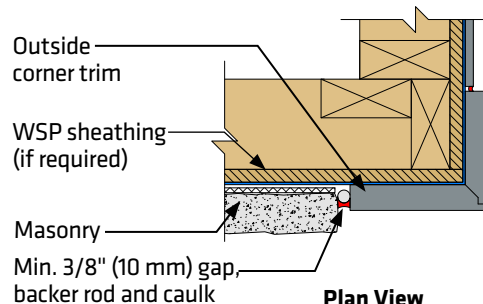
Figure 2c

TRIM OR ACCESSORY PRODUCTS ADJACENT TO STUCCO/MASONRY

- Accessory products must not be in direct contact with masonry, concrete, brick, stone, stucco or mortar.
- Where accessories are installed directly adjacent to stucco, brick, cultured stone, mortar, etc., leave a min. 3/8 inch (10 mm) gap and caulk, backer rod recommended. (Figures 2d, 2e)



Plan View
Figure 2d



Plan View
Figure 2e

GENERAL INFORMATION

J-Blocks, Jumbo Mounting Blocks & Mini-Splits

- Must be properly sealed or flashed in a manner that prevents moisture intrusion or accumulation.
- Properly integrate flashing with a WRB according to the manufacturer's instructions. Use housewrap, adhesive flashing housewrap tape or other items as needed to maintain counter-flashing principle. (Figure 3a)
- Leave a minimum 3/16 inch (5 mm) space at bottom and sides to allow for proper sealing. (Figure 3a)
- Maintain a min. 3/8 inch (10 mm) space between Z-flashing and bottom edge of siding. (Figure 3b)
 - Do not caulk between siding and Z-flashing.

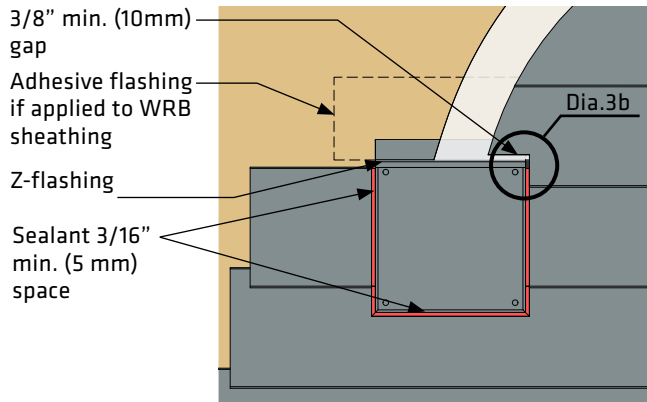


Figure 3a

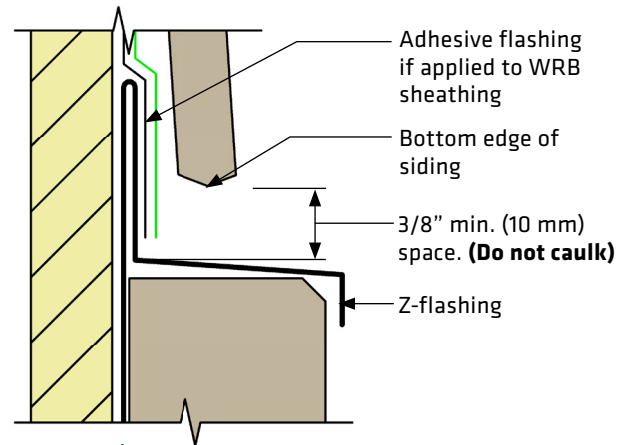


Figure 3b

- **Penetration Size:** Recommend maximum hole size of 4 inches (102 mm) for J-Blocks and Mini-Splits, and 8 inches (203 mm) for Jumbo Mounting Blocks. (Figure 3d & 3f)
- When cutting holes in J-Blocks, Jumbo Mounting Blocks, or Mini-Splits use a sharp blade. Replace blade if chipping or tearing occurs.

INSTALLATION

Fastening Instructions - Sheathing Only

- **Fastener size:** Use a minimum 0.092 inch **ring shank** diameter nail, hot-dip galvanized (ASTM A153) or equivalent.
 - Fasteners shall be corrosion resistant and capable of preventing rust, stain and deterioration under normal outdoor environmental conditions for a period of no less than 50 years.
- **Fastener length:** Long enough to fully penetrate a min. 7/16 category wood structural panel (WSP) by at least 1/4 inch (6 mm). Ensure that the ring shanks of the nail fully engage the wood structural panel.
 - WSP wall sheathing must be a min. 7/16 Category with APA Trademark Stamp that contains the consensus Standard DOC PS 1 or DOC PS 2. [In Canada in accordance with CSA O437.0]
- **Fastener placement:** 1/2 inch (13 mm) from edge at each corner.
 - J-Blocks & Jumbo Mounting Blocks require a total of 4 nails, see Figures for nail placement. (Figures 3c & 3d)
 - Mini-Splits require a total of 4 nails, see Figures for nail placement. (Figures 3e & 3f)
 - Top and bottom pieces are held together using 2 reinforcement pocket screws.
 - Recommend reinforcement pocket screws be reinstalled before attaching to wall, when possible.

J-Block & Jumbo Mounting Block

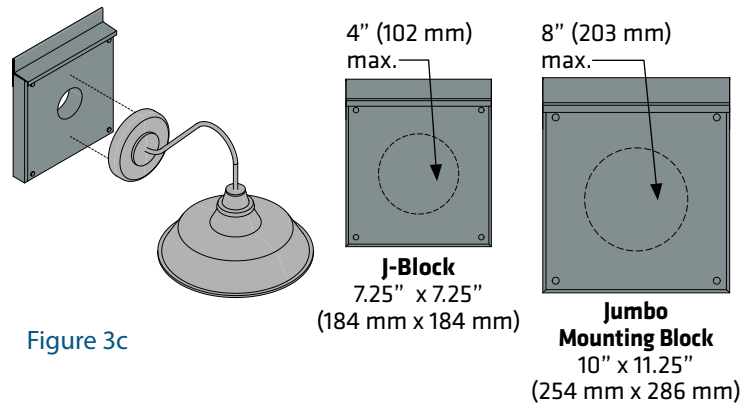


Figure 3c

Figure 3d

Mini-Split

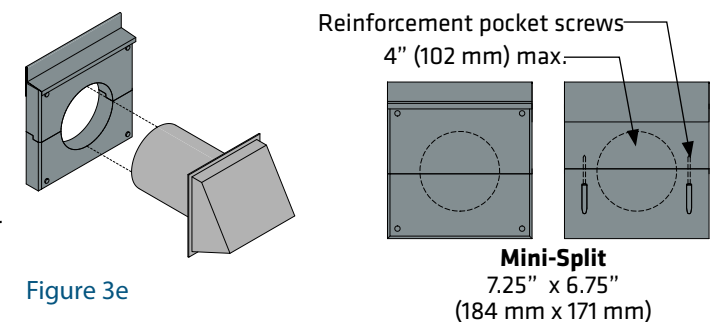


Figure 3e

Figure 3f

GENERAL INFORMATION

Outside Corner Trim

- Must be applied in a manner that will not allow moisture intrusion or water accumulation.
- Ensure siding does not extend beyond the face of the Outside Corner Trim.
- May be installed to wood structural panel wall sheathing; or directly over wood, wood composite or fiber cement siding.
- Where edges of trim meet siding material, windows, doors or other finished openings, leave a minimum 3/16 inch (5 mm) space to allow for proper sealant/caulking.

INSTALLATION

Fastening Instructions - Direct to Stud

- **Fastener size:** Use a minimum 0.092 inch shank diameter nail, hot-dip galvanized (ASTM A153) or equivalent.
 - Fasteners shall be corrosion resistant and capable of preventing rust, stain and deterioration under normal outdoor environmental conditions for a period of no less than 50 years.
- **Fastener length:** Long enough to penetrate structural framing; or wood structural panels and structural framing a minimum of 1 inch (25 mm).
- **Fastener placement:** 3/8 inch (10 mm) from ends, 1-1/2" (38 mm) from outside corner edge. (Figure 4c)
 - Do not nail into outside corner edge. (Figure 4d)
- **Fastener spacing:** Trim must be fastened with two nails at both ends, with additional fasteners spaced a maximum of 24 inches (610 mm) o.c. along the length of the board (Figure 4a); or with two nails at both ends, with additional fasteners spaced a maximum of 12 inches (305 mm) o.c. along alternate edges the length of the board. (Figure 4b)
- **Fastener quantity:** Use a minimum of 2 nails per width.
- **Horizontal joints:** When stacking outside corner trim, end joints require a 3/16" inch (5 mm) space and seal with a ASTM C920 min. Class 25 sealant. (Figure 4e)

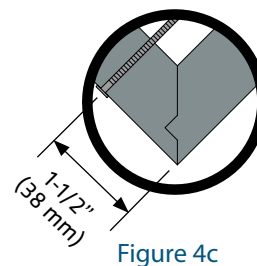
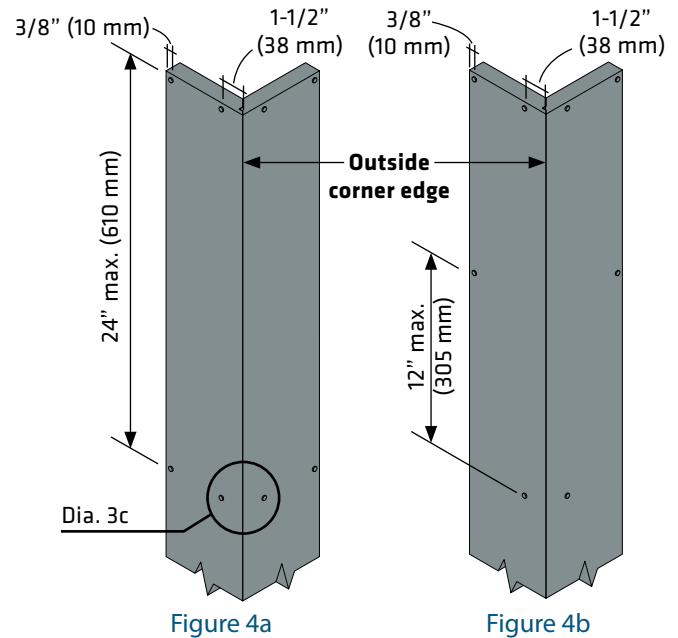


Figure 4c

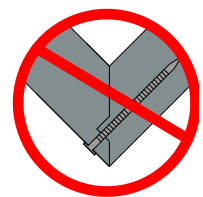


Figure 4d

ALTERNATIVE FASTENING OPTION - SHEATHING ONLY

- **Fastener size:** Use a minimum 0.092 inch **ring shank** diameter nail, hot-dip galvanized (ASTM A153) or equivalent.
 - Fasteners shall be corrosion resistant and capable of preventing rust, stain and deterioration under normal outdoor environmental conditions for a period of no less than 50 years.
- **Fastener length:** Long enough to penetrate a minimum 7/16 category wood structural panel sheathing (WSP) by at least 1/4 inch (6 mm).
 - WSP wall sheathing must be a min. 7/16 Category with APA Trademark Stamp that contains the consensus Standard DOC PS 1 or DOC PS 2. *[In Canada in accordance with CSA O437.0]*

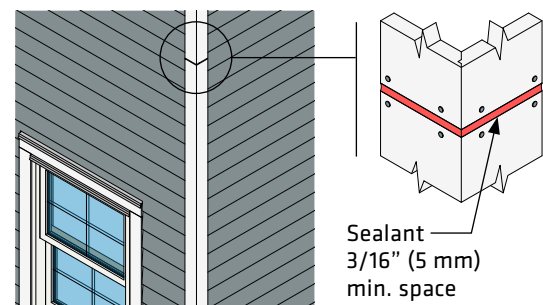


Figure 4e

FINISHING GUIDELINES

- When caulk is required, use a high-quality, non-hardening, paintable sealant meeting ASTM C920, minimum Class 25.
 - Follow sealant manufacturer's instructions for application.
- Paint all exposed surfaces, including all drip edges or where water will hang. For best results, use a high-quality 100% acrylic exterior paint specially formulated for use on wood and engineered wood substrates; oil paint is acceptable.
 - DO NOT USE stain or vinyl-based paint.
 - Apply paint as soon as possible or within 180 days.
 - Follow paint manufacturer's instructions for application.
 - Follow [LP's Care & Maintenance Instructions](#).

BRUSHED SMOOTH Accessory:

- Either flat, satin or semi-gloss coatings can be applied to brushed smooth finish accessory products.
 - Each offers different appearance & maintenance benefits.

CEDAR TEXTURE Accessory:

- For best results use semi-gloss finish.
- Touch up any damage to finish that may occur during application
- Apply touch up paint to cover scratches less than 1 inch (25 mm) in length and less than 1/16 inch (2 mm) wide, exposed nail heads and small nicks.
- Do not apply touch up paint to spots greater than 3/4 inch (19 mm) in diameter.
- Touch up paint should be used sparingly.
 - Apply touch up paint only when air, siding and paint temperature are above 50°F.
 - Store touch up paint between 40°F and 100°F.
 - Shake touch up paint for 90 seconds before every use.
 - Do not use touch up paint if you suspect it has frozen.
 - Do not apply touch up paint to wet accessory products.
 - Avoid touch up painting when condensation likely to form.
 - Avoid touch up painting when precipitation is possible.
- The touch up paint is air dried, while the factory applied coating is cured using ovens. For this reason, the touch up paint will have some minor differences initially and after time. Minimizing the use of touch up paint is the best approach to help ensure these minor differences are less noticeable.
- Use the appropriate applicator provided in the LP® SmartSide® ExpertFinish® Touch-Up Kit.
 - Nail Head Paint Applicator ([Figure 5a](#))
 - Cut End Paint Applicator ([Figure 5b](#))
- For additional touch-up paint, please call 800-334-3551.



Figure 5a



Figure 5b

LOUISIANA-PACIFIC CORPORATION PERIODICALLY UPDATES AND REVISES ITS PRODUCT INFORMATION AND APPLICATION, CARE, AND MAINTENANCE INSTRUCTIONS. WARRANTY REMEDIES ARE NOT AVAILABLE IF THESE INSTRUCTIONS ARE NOT FOLLOWED. THE INFORMATION IN THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.

FIND ALL LP® SMARTSIDE® PRODUCT LITERATURE AT LPCORP.COM/SMARTSIDE

LP® SmartSide® ExpertFinish® Accessories are covered under the [LP® SmartSide® and LP® SmartSide® ExpertFinish® Prorated 10-Year Limited Warranty and Arbitration Agreement – Accessories and Non-Standard Applications](#). Refer to the warranty, which is available online, for complete terms and conditions. Product must be transported, stored, handled, installed, finished, and maintained in accordance with all published application, finishing, care, and maintenance instructions, technical notes, and bulletins (collectively, "Instructions") in effect at the time of installation.

Failure to follow such Instructions will make the limited warranty inapplicable as to the products affected by such failure. No modification or exception to these Instructions and no non-published recommendations are valid unless issued in writing on a project-specific basis by LP's Sr. Director of Technology prior to application. Always check and comply with local building codes. Even where these instructions approve installation over certain substrates or incorporate requirements of building codes, LP's liability for the performance of the product is limited as expressly provided in the Limited Warranty.



Louisiana-Pacific Corporation
1610 West End Ave., Suite 200
Nashville, TN 37203
Customer Service: 800-334-3551

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

MECHANICALLY
FASTENED TO
THE STRUCTURE

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- *NO MORTAR*
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- *WATER resistant*
- *EXCEEDS building code standards*
- *EASY installation over RIGID INSULATION*



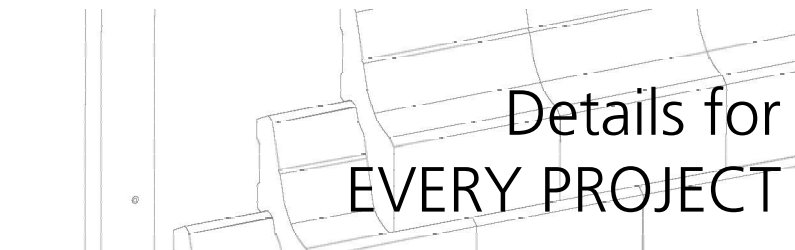
Smokey Mountain Gray

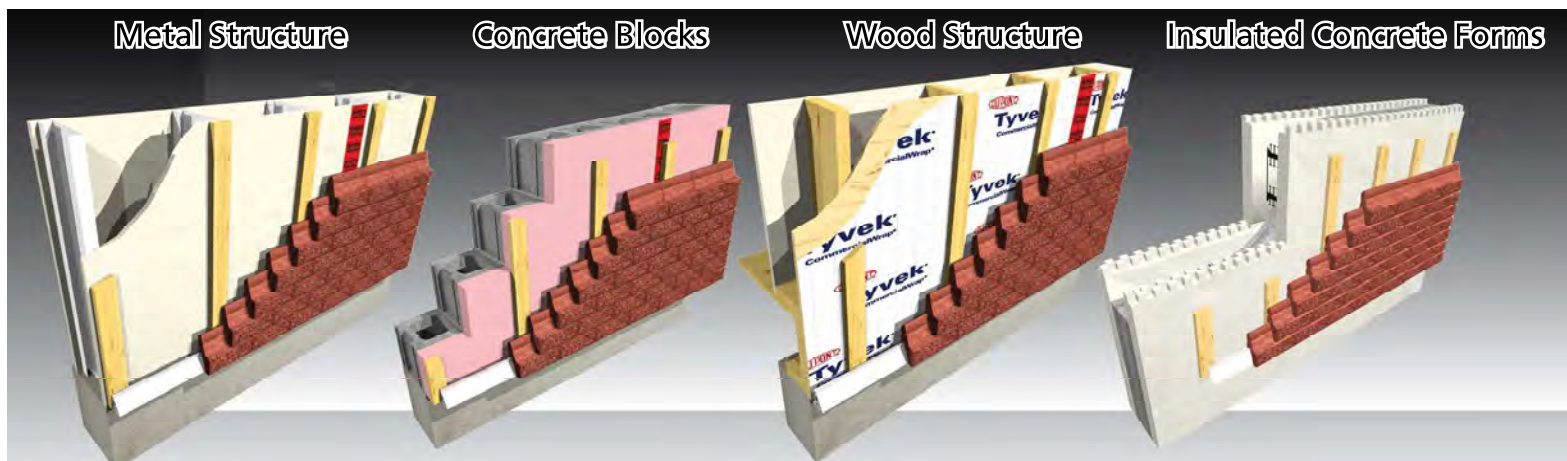
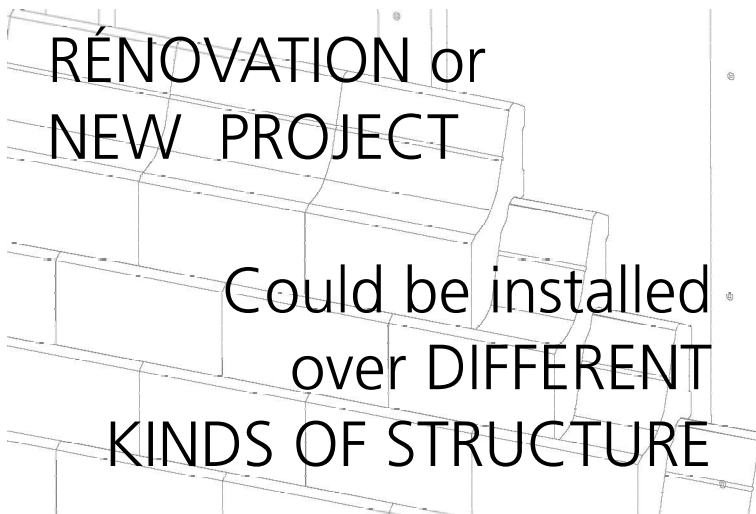




Exceptional
VERSATILITY







NOVABRIK
Split: 8"x 4"x 2½"



EXTERIOR CORNER BLOCK
Split: 4"x 4"x 6"



INTERIOR CORNER BLOCK
Split: 4"x 4"x 6"



WAINSCOT
Split: 8"x 5"x 4"



WINDOW SILL
15¾"x 4"x 2½"



**MITTERED WAINSCOT
(EXTERIOR)**
8"x 8"x 5"



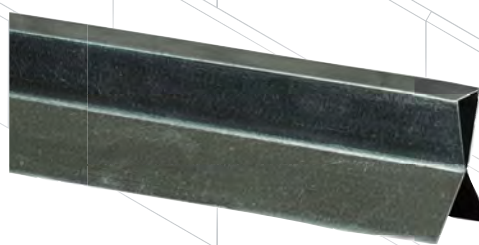
NOVABRIK

Products

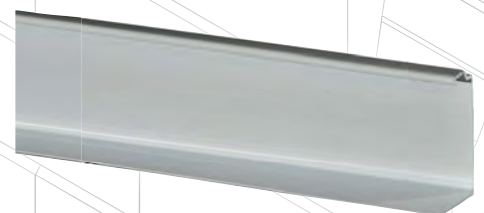
STARTER STRIP
PVC, 8'



CORNER TRACK
Galvanized Steel, 4'

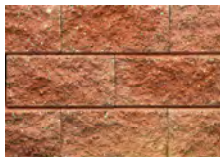


WINDOW TRIM
PVC, 8'



Color Choice

COLONIAL RED



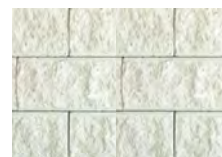
HARVEST BLEND



SMOKEY
MOUNTAIN GRAY



MARBLE WHITE



ARLINGTON BLEND



WALNUT



CHARCOAL



ONYX



SIMPLE EFFECTIVE DURABLE

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 - NINE COLOR Choice
 - SPLIT Finish
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- Available in all building material stores and lumberyards

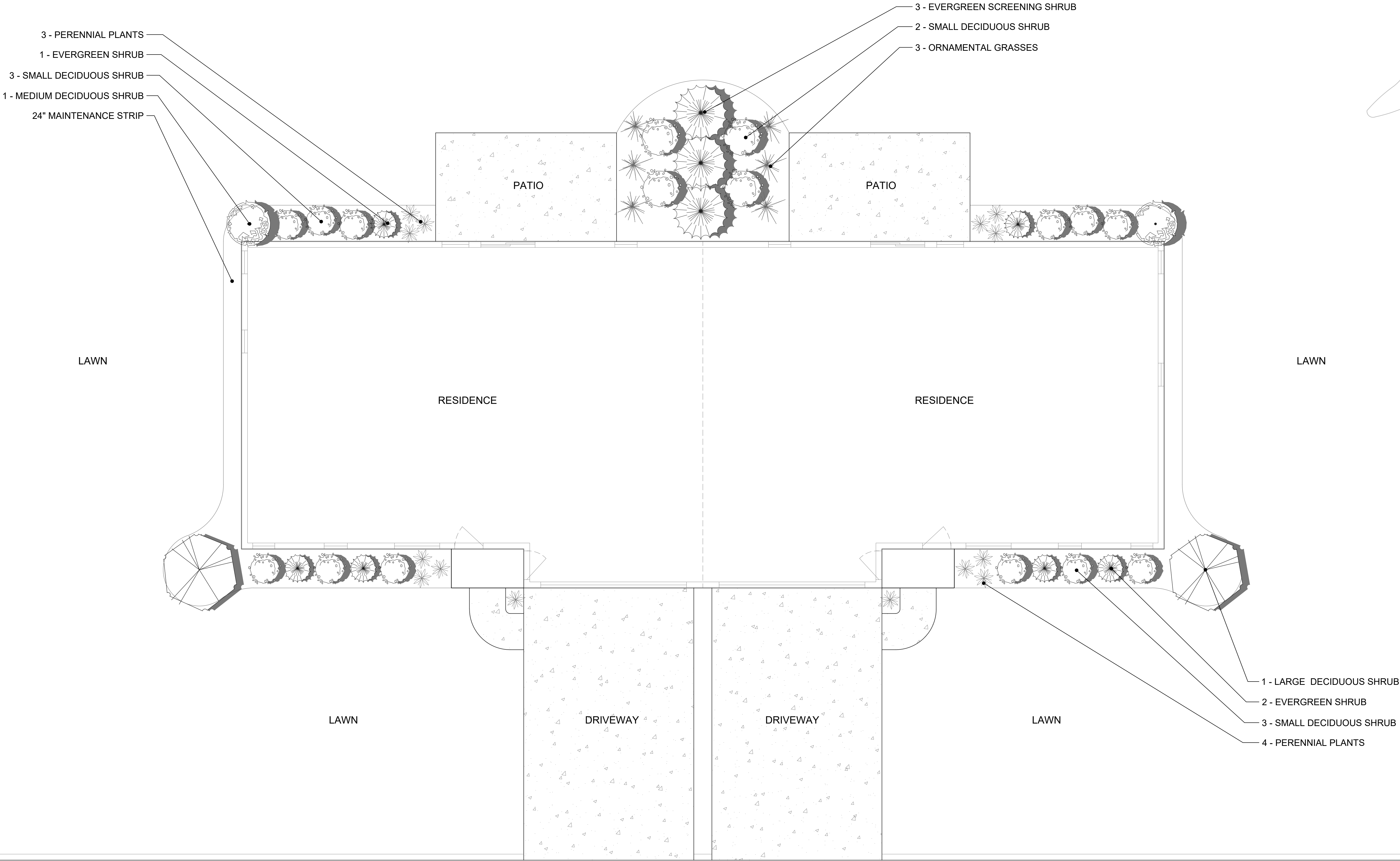
Novabrik****

FOR INFORMATION OR FREE MATERIAL QUOTE

514-354-1555 ou 1 866 678-2745

info@novabrik.com

novabrik.com



Knabe-Trowbridge
Duplex Site
Jackson, WI 53037



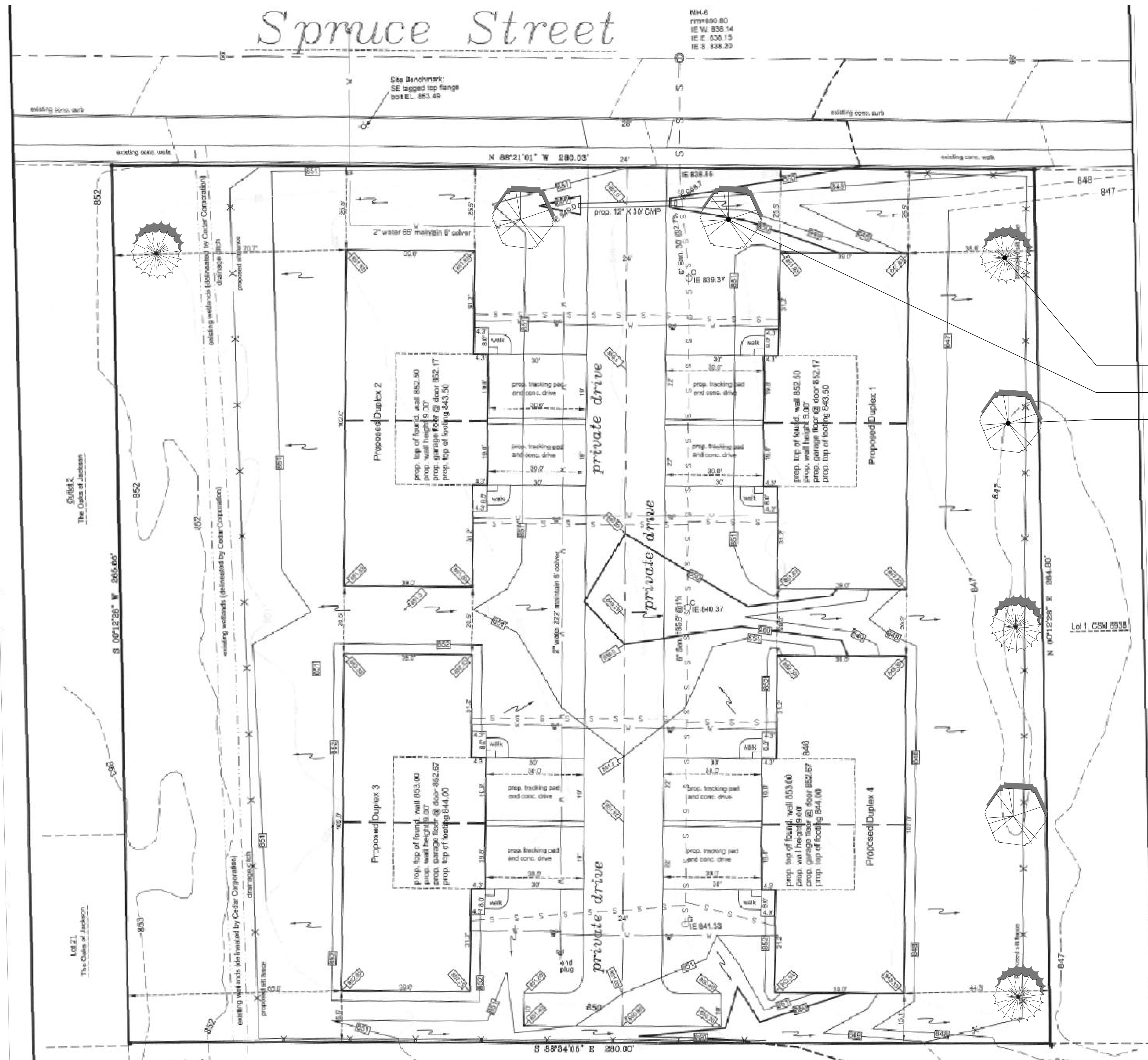
www.landworkswisconsin.com
N69W25195 Indiangrass Lane
Sussex, WI 53089
p.262.820.2501

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Building Landscape Plan

SCALE: 3/16" = 1'-0"

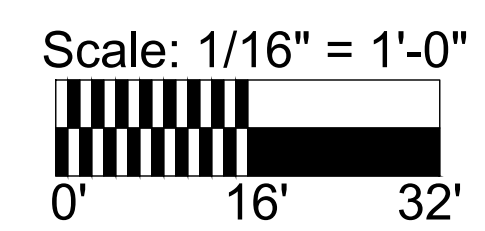
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- 4 - 'BLACK HILLS' SPRUCE
- 2 - 'AUTUMN BRILLIANCE' SERVICEBERRY
- 2 - 'AUTUMN BLAZE' MAPLE

Tree Planting Plan

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Knabe-Trowbridge
Duplex Site
Jackson, WI 53037

04-23-26



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Contract Documents
VILLAGE OF JACKSON

KNABE
CONDOMINIUMS

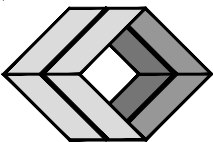
SPRUCE STREET, JACKSON, WI

Plans

For information regarding this project contact: Rick Knabe

SHEET INDEX

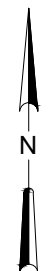
- 1 - COVER
- 2 - LOCATION MAP
- 3 - EXISTING CONDITIONS
- 4 - SITE PLAN
- 5 - GRADING AND EROSION CONTROL
- 6 - PROPOSED UTILITY PLAN
- 7 - LANDSCAPING AND LIGHTING PLAN
- 8 - EROSION CONTROL DETAILS
- 9 - CONSTRUCITON DETAILS
- 10 - UTILITY DETAILS

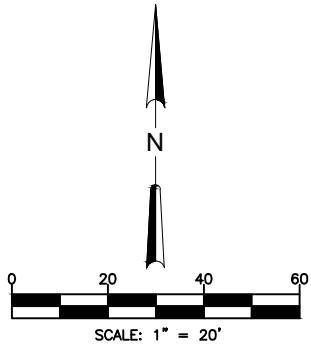
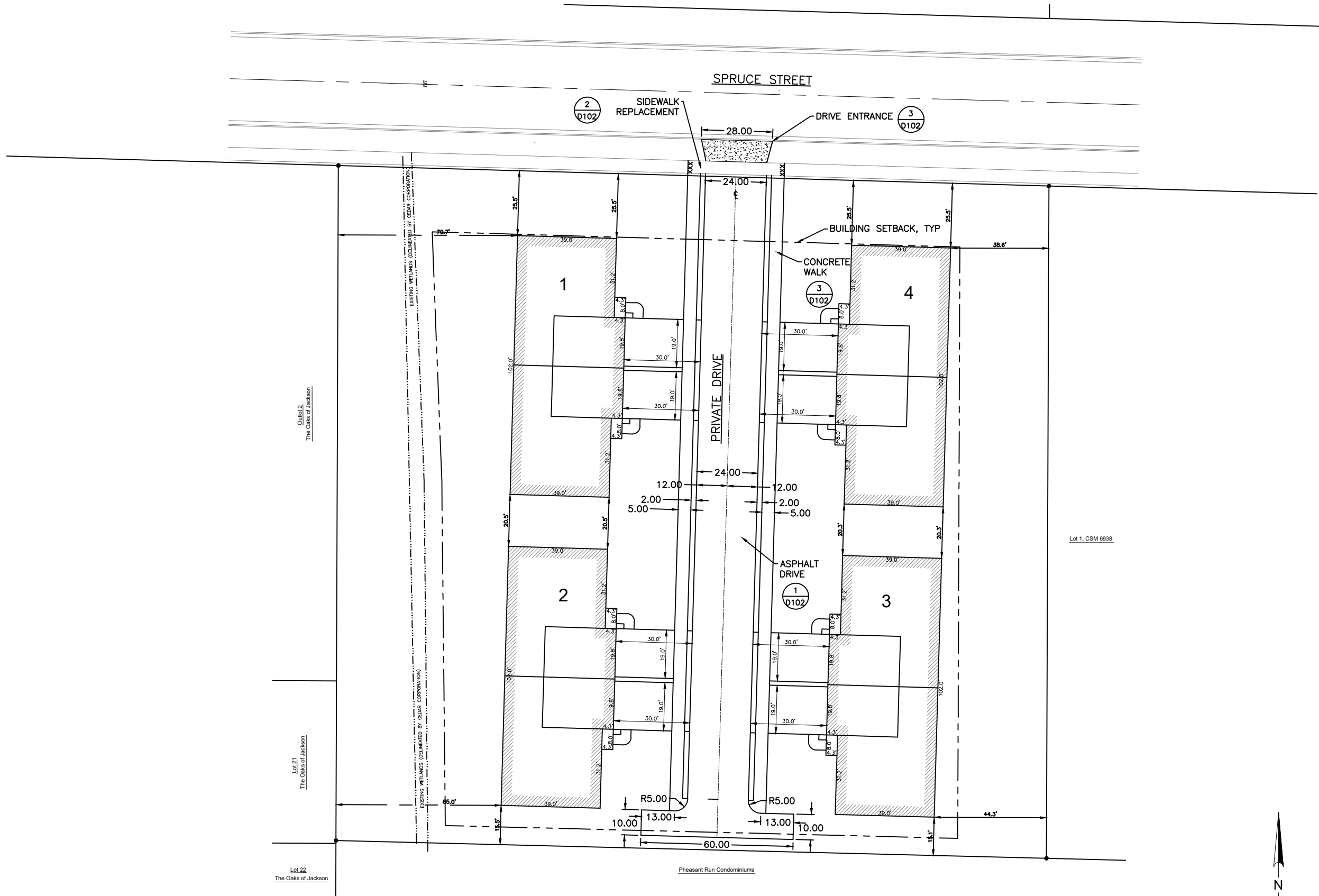


JWG DESIGN

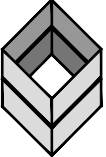
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- CONSULTING
- SOILS ANALYSIS
- CONSTRUCTION MANAGEMENT



Page 171 of 192



REVISION	
REV. NO.	DATE

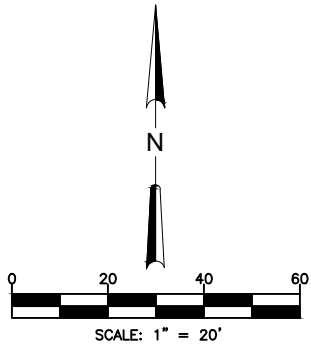
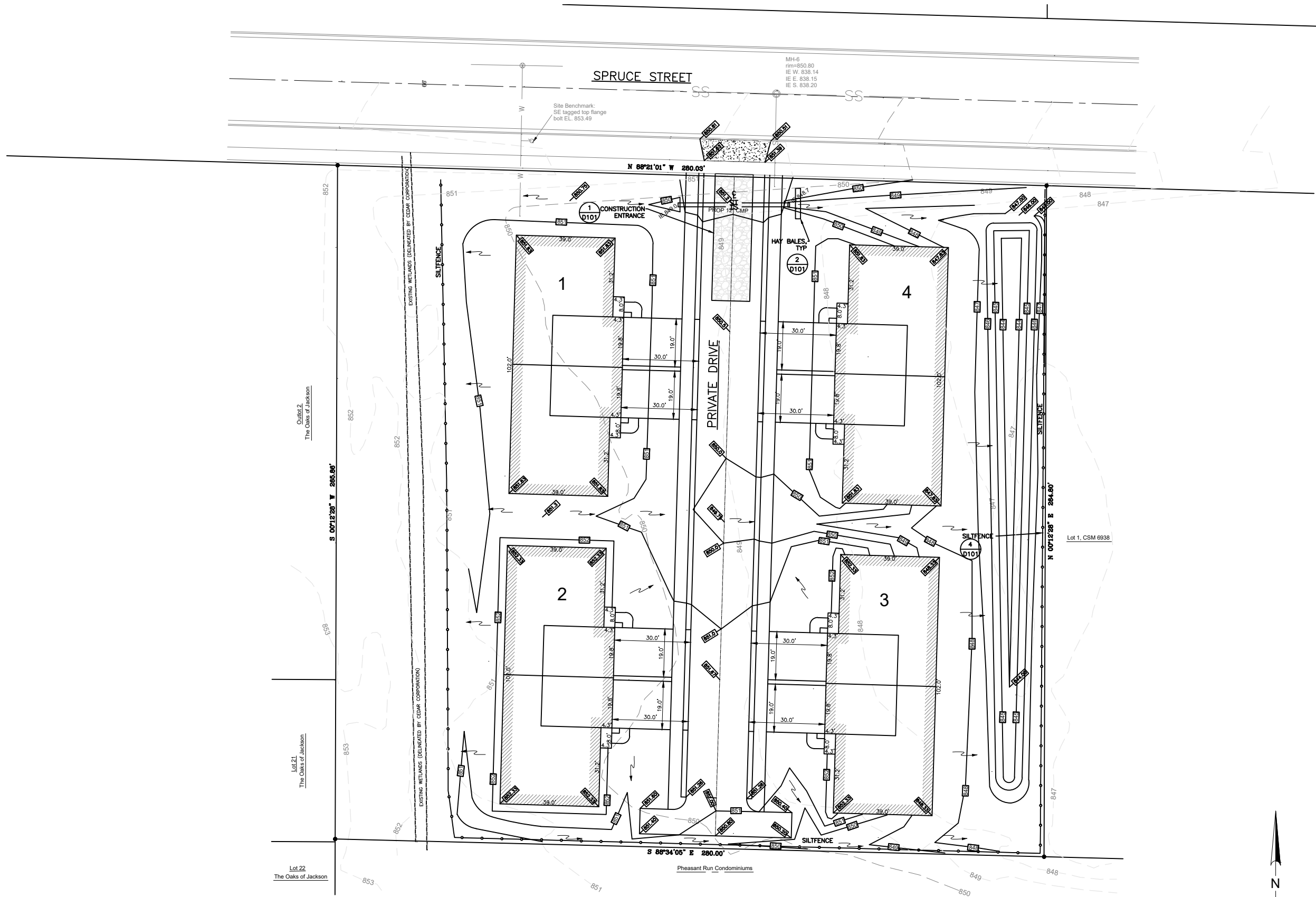


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• CONSTRUCTION MANAGEMENT

KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

PROPOSED SITE PLAN

DATE 06/22/26	FILE C101.DWG
DESIGNED BY JWG	DRAWN BY JWG
CHECKED BY JWG	APPROVED BY
PROJECT NO. 26002	
SHEET C101	



KNABE CONDOMINIUMS
VILLAGE OF JACKSON

RICK KNABE

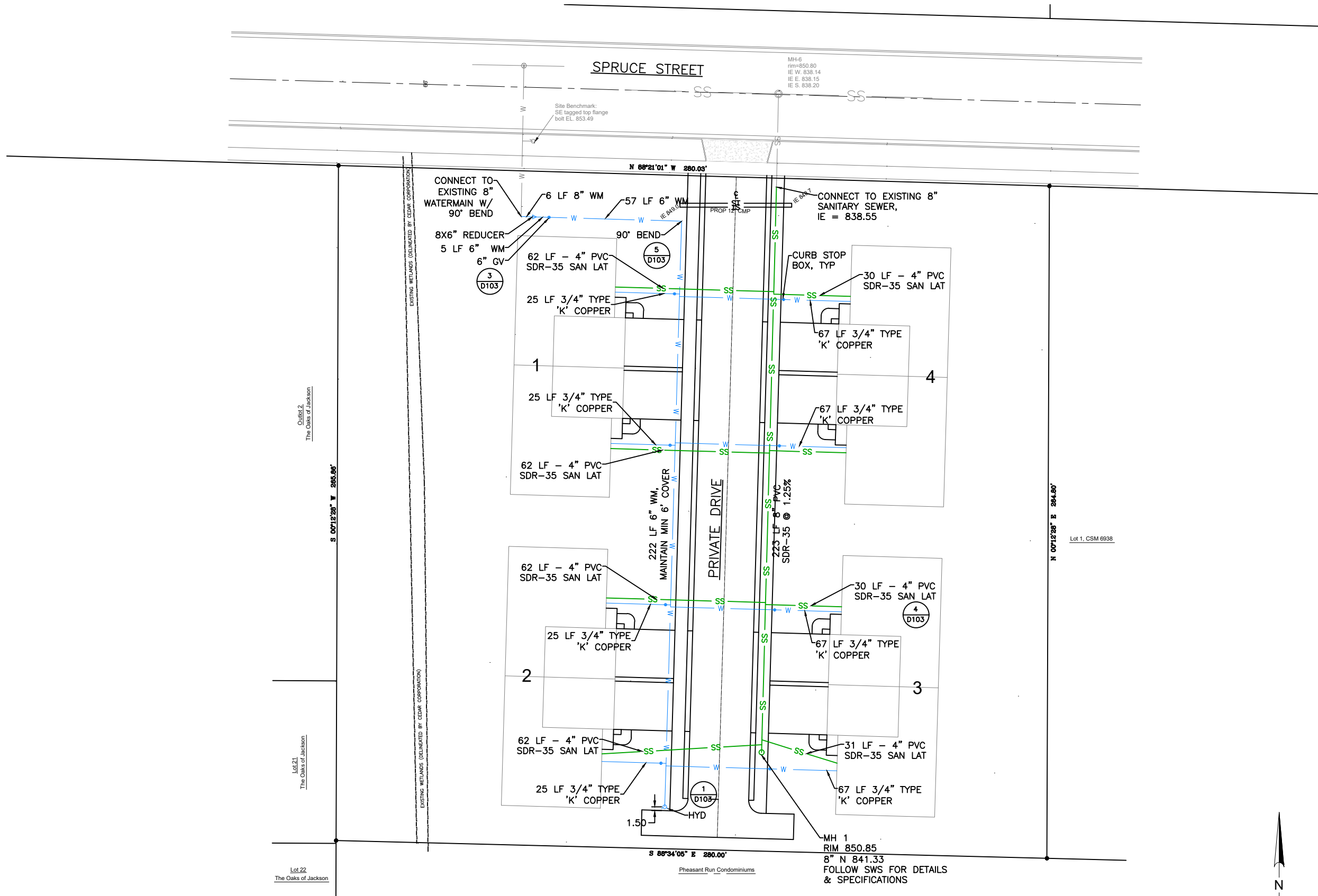
GRADING AND EROSION CONTROL PLAN



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• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT

DATE	06/22/26	FILE	C102.DWG
DESIGNED BY	JWG	DRAWN BY	JWG
CHECKED BY	JWG	APPROVED BY	
PROJECT NO.	26002		
SHEET	C102		

DATE	REV. NO.	REVISION



REVISION	
REV. NO.	DATE

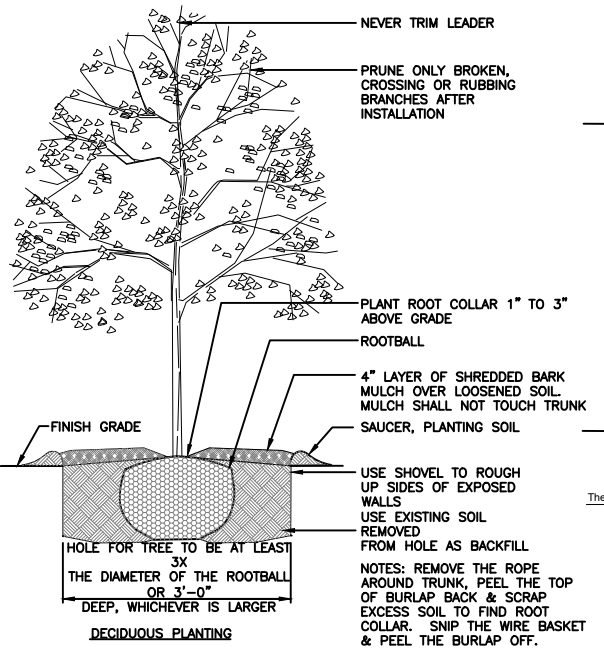
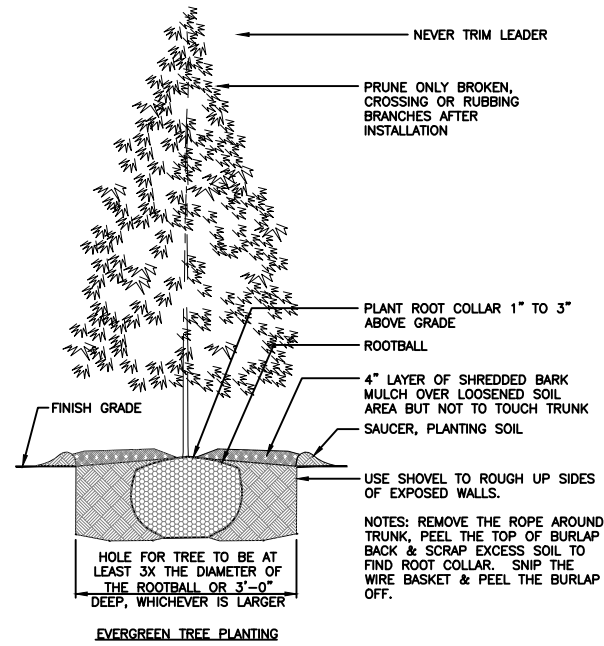
JWG DESIGN

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SOILS ANALYSIS
CONSTRUCTION MANAGEMENT

KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

UTILITY PLAN

DATE 06/22/26	FILE C103.DWG
DESIGNED BY JWG	DRAWN BY JWG
CHECKED BY JWG	APPROVED BY
PROJECT NO. 26002	
SHEET C103	



PLANTING DETAILS

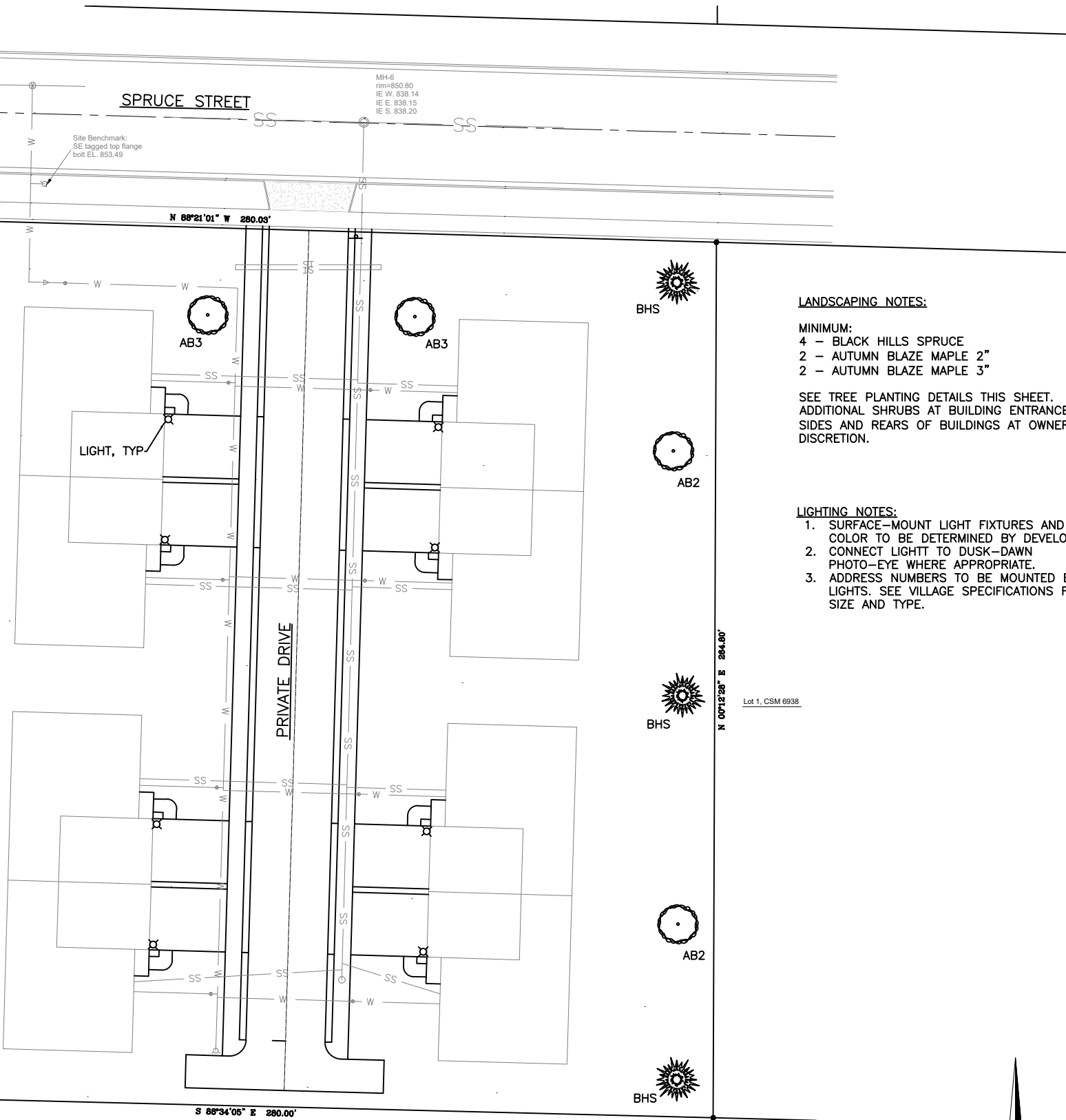
1

Outlot 2,
The Oaks of Jackson

Lot 21
The Oaks of Jackson

Lot 22
The Oaks of Jackson

EXISTING WETLANDS (DELINEATED BY CEDAR CORPORATION)



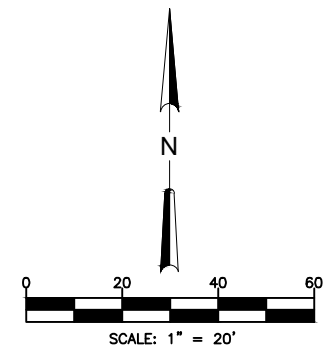
LANDSCAPING NOTES:

- MINIMUM:
4 - BLACK HILLS SPRUCE
2 - AUTUMN BLAZE MAPLE 2"
2 - AUTUMN BLAZE MAPLE 3"

SEE TREE PLANTING DETAILS THIS SHEET.
ADDITIONAL SHRUBS AT BUILDING ENTRANCES,
SIDES AND REARS OF BUILDINGS AT OWNERS'
DISCRETION.

LIGHTING NOTES:

1. SURFACE-MOUNT LIGHT FIXTURES AND COLOR TO BE DETERMINED BY DEVELOPER.
2. CONNECT LIGHT TO DUSK-DAWN PHOTO-EYE WHERE APPROPRIATE.
3. ADDRESS NUMBERS TO BE MOUNTED BELOW LIGHTS. SEE VILLAGE SPECIFICATIONS FOR SIZE AND TYPE.



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SOILS ANALYSIS
CONSTRUCTION MANAGEMENT



KNABE CONDOMINIUMS
VILLAGE OF JACKSON

RICK KNABE

LANDSCAPING AND SITE LIGHTING PLAN

DATE
06/22/26

FILE
L101.DWG

DESIGNED BY
JWG

DRAWN BY
JWG

CHECKED BY
JWG

APPROVED BY

PROJECT NO.

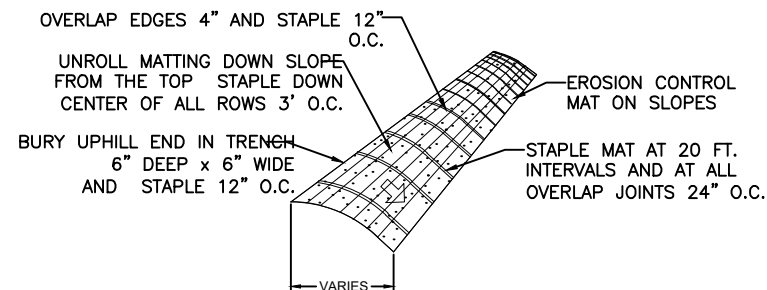
26002

SHEET

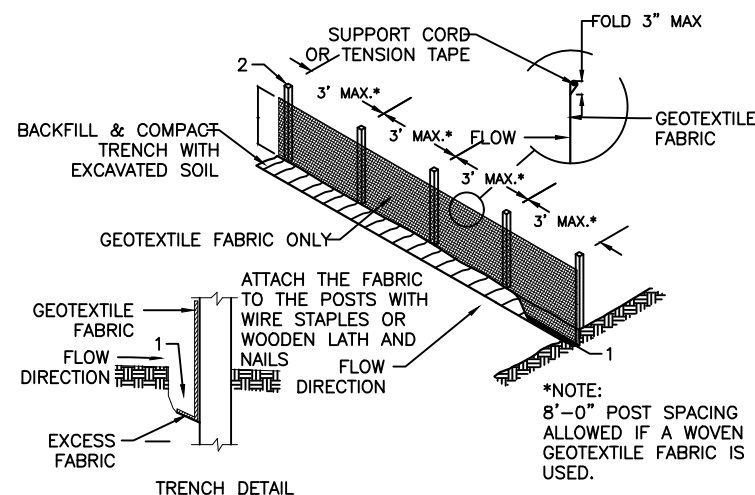
L101



1. CLEAR THE ENTRANCE/EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
2. GRADE THE ROAD FOUNDATION SO THAT THE ENTRANCE/EXIT AREA WILL DRAIN.
3. USE 2" - 3" WASHED STONE
4. PLACE STONE IN DIMENSIONS, GRADE AND ELEVATION SHOWN.



1. PREPARE SOIL BEFORE INSTALLING EROSION MAT INCLUDING ALL SOIL PREPARATION AND SEEDING ACCORDING TO SPECIFICATIONS.
2. BEGIN AT TOP OF SLOPE BY ANCHORING MAT IN 6" WIDE BY 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE EROSION MAT DOWN THE SLOPE.
4. THE EDGES OF PARALLEL EROSION MATS SHALL BE STAPLED WITH A 4" OVERLAP. USE ONLY BIODEGRADABLE STAPLES UNLESS SPECIFIED OTHERWISE.
5. WHEN EROSION MAT MUST BE SPLICED DOWN THE SLOPE, PLACE EROSION MAT END OVER END (SHINGLE STYLE) WITH 6" OVERLAY, STAPLE APPROX. 12" APART.
6. ALL EROSION MATS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. SEE EROSION CONTROL PLANS FOR CLASS AND TYPES OF EROSION MAT.



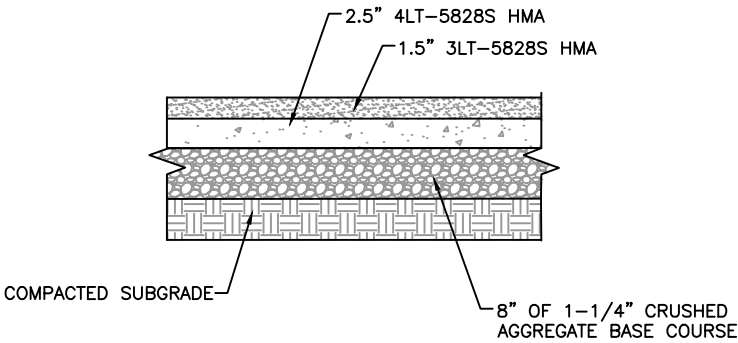
4

1. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY.
3. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
4. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
5. 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056.
6. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
7. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
8. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".
9. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD AND TECHNICAL SPECIFICATIONS.
10. CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
11. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
12. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B).
13. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
14. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
15. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

PICK KNIFE

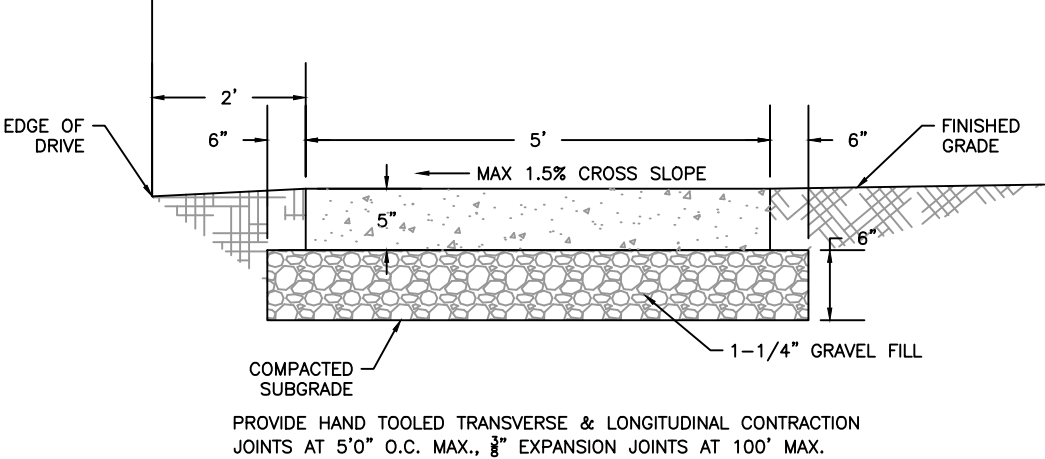
EROSION CONTROL DETAILS

D101

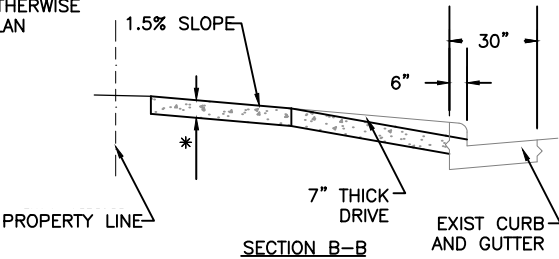
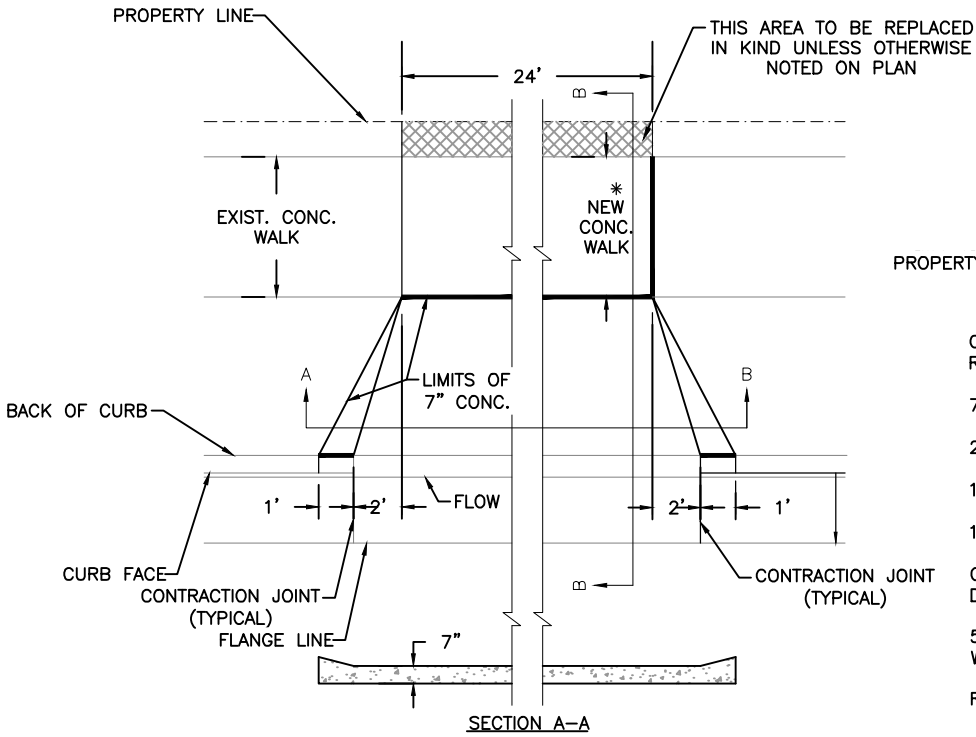


- NOTES:
- CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE AND CROWN THE DRIVE MAX 2.0%

PRIVATE DRIVE CROSS-SECTION 1



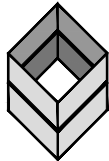
CONCRETE SIDEWALK SECTION 2



- CURB AND GUTTER MUST BE COMPLETELY REMOVED AND REPLACED. ANY SECTION LESS THAN 6.0' MUST BE REMOVED.
- 7" THICK CONCRETE DRIVE APRON.
- 24" MAX FLARE, 12" MIN FLARE EACH SIDE.
- 1" FELT EXPANSION JOINT AT BACK OF CURB AT FLOW LINE
- 1/2" FELT EXPANSION JOINT AT FACE OF WALK.
- CONTRACTOR SHALL CONTACT ENGINEERING / INSPECTION DEPT FOR INSPECTION PRIOR TO INSTALLATION.
- 5' MIN CONTRACTION JOINTS ON ALL REPLACED SIDEWALK WHERE POSSIBLE.
- REPLACED SIDEWALK SHALL BE MIN 4" THICK.

STANDARD DRIVEWAY APPROACH 3

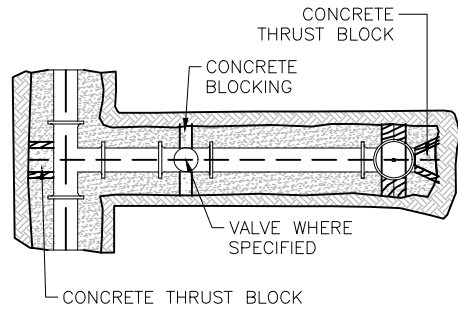
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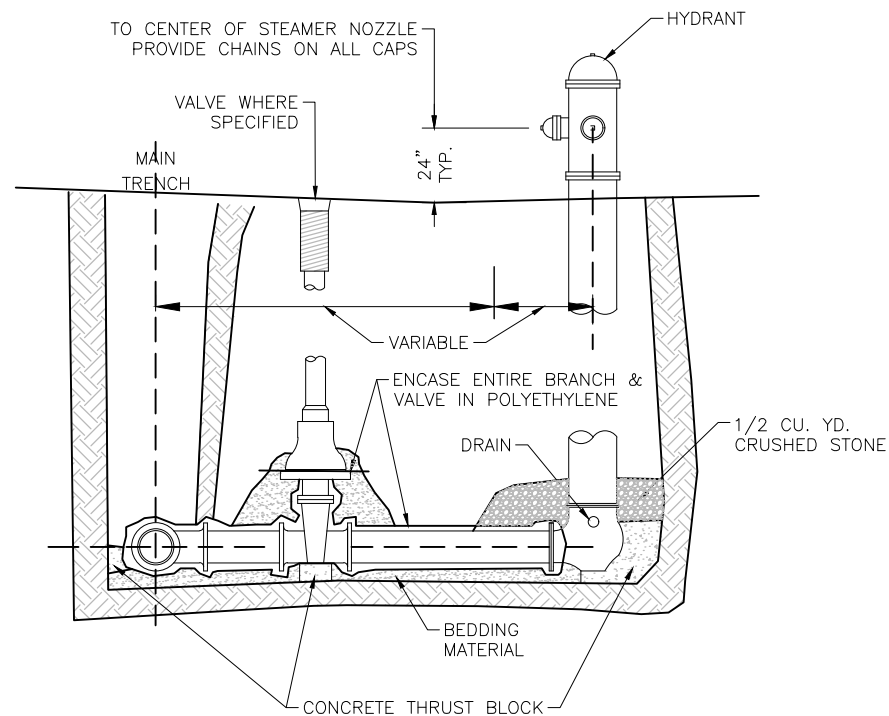
KNABE CONDOMINIUMS
 VILLAGE OF JACKSON
 RICK KNABE

CONSTRUCTION DETAILS

DATE	FILE
06/22/26	D102.DWG
DESIGNED BY JWG	DRAWN BY JWG
CHECKED BY JWG	APPROVED BY
PROJECT NO.	26002
SHEET	D102

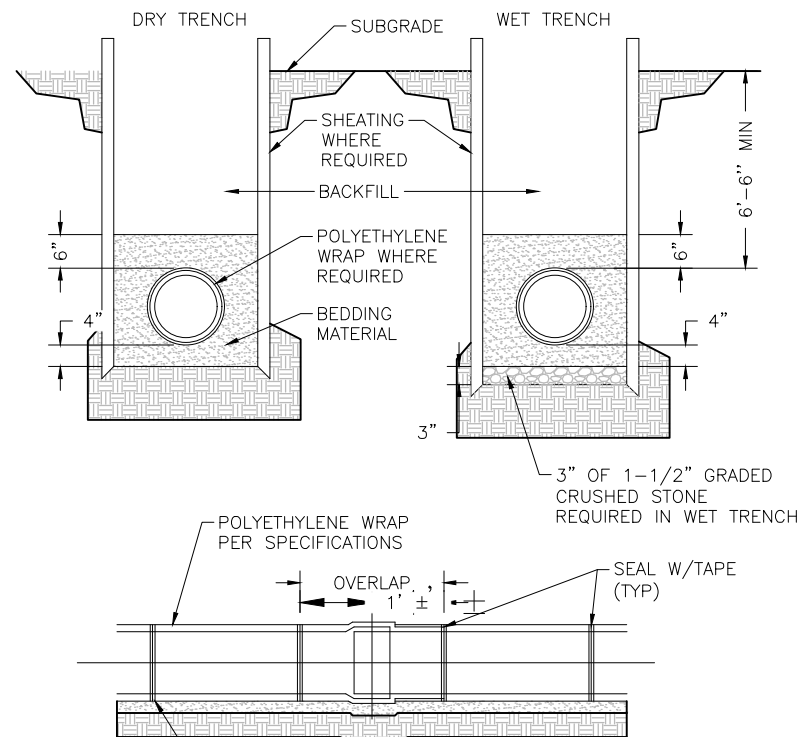


NOTE:
ALL CONNECTIONS SHALL BE RESTRAINED
USING MECHANICAL JOINT RESTRAINTS



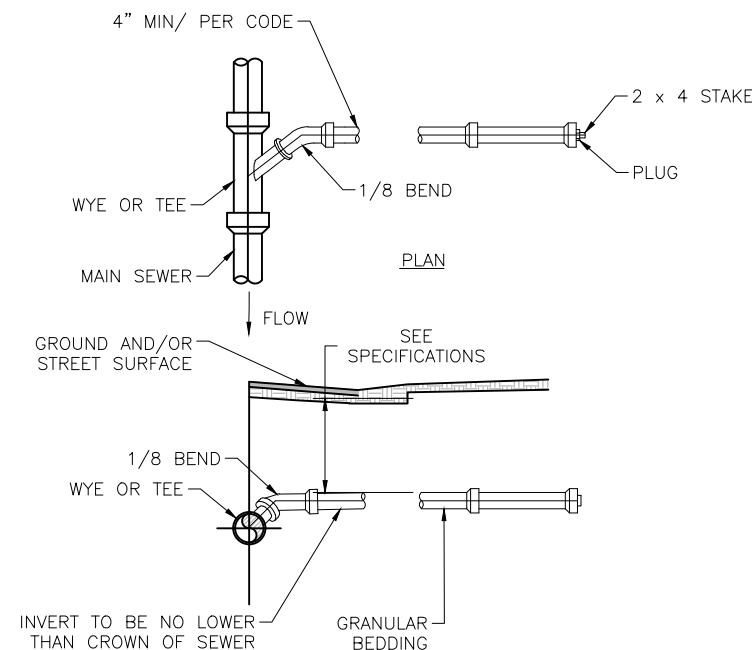
HYDRANT INSTALLATION

1



WATERMAIN TRENCH SECTION

2

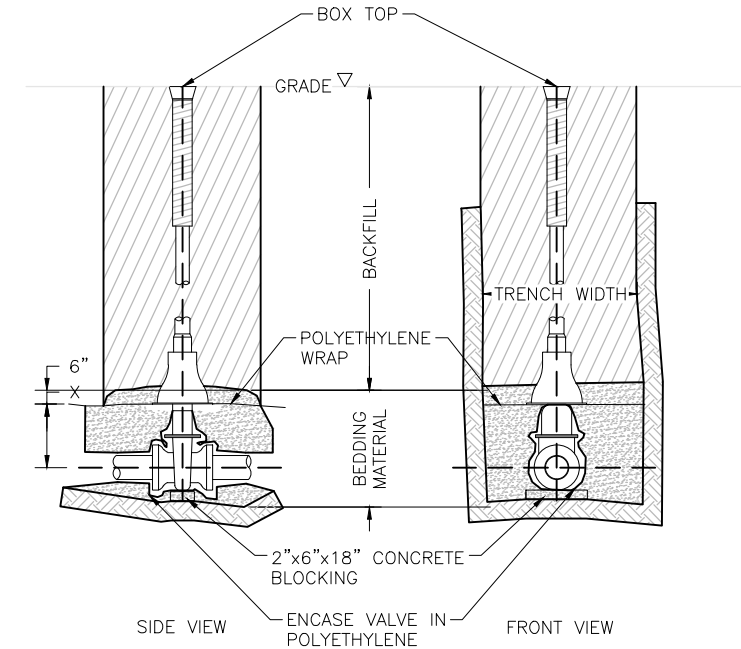


SECTION

- NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED
2. BACKFILL TO CONFORM TO MAIN SEWER
3. MIN. SLOPE: 1/8 INCH PER FOOT

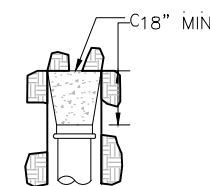
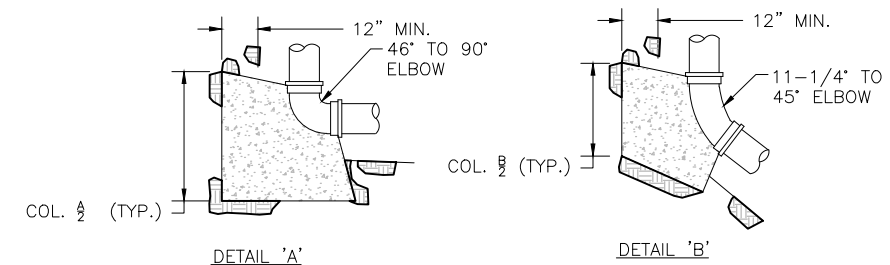
SANITARY SEWER LATERAL

4



WATERMAIN VALVE INSTALLATION

3



DETAIL 'C'

REQUIRED BEARING AREAS-SQUARE FEET

AREA	A	B	C
6"	3	2	3
8"	6	3	4
10"	9	5	6
12"	12	7	9
14"	17	9	12
16"	22	12	16

1. DETAILS BASED ON A WATER PRESSURE 150 PSI, 2000 PSF SOIL BEARING.
2. COAT FITTING PER SPECIFICATIONS.
3. CAST CONCRETE THRUST BLOCK AGAINST UNDISTURBED EARTH.
4. WHERE BUTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

THRUST BLOCK INSTALLATION

5

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KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

UTILITY DETAILS

DATE 06/22/26	FILE D103.DWG
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PROJECT NO. 26002	
SHEET	D103

ORDINANCE #26-08

**TO REZONE PARCEL V3_053300D IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning"; and

WHEREAS, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_053300D; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on June 18, 2026, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on August 18, 2026; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of R-6 Mixed Residential District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel V3_053300D on Exhibit A, attached hereto, from (PUD) Planned Unit Development to R-6 Mixed Residential District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

The Village Clerk and Village Administrator are hereby authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Deputy Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on posting boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

Exhibit A: Parcel V3_00500D



DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”) is entered into as of the latest date set forth below by and between Richard Knabe and Kathleen Trowbridge (together “Developer”), and their successors and assigns, and the Village of Jackson, Washington County, Wisconsin (“Village”).

Recitals

- A. Developer owns or intends to own the property shown on the attached Exhibit A (the “Property”). The Property is located within the Village.
- B. Developer intends to construct four duplexes, each constituting a two-family dwelling, on the Property (the “Development”). The Development includes the construction by Developer of sanitary sewer and water system improvements that will, upon completion and acceptance by the Village, be dedicated to the Village.
- C. The Village seeks to protect the health, safety, and general welfare of the community in approving the Development and associated rezoning by requiring Developer to comply with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals and the mutual obligations and benefits provided hereunder, Developer and the Village agree as follows:

- 1. **Scope of Agreement.** The Development is proposed to be developed in one phase as shown on Exhibit A.
- 2. **Construction of Improvements.**
 - a. **Incorporation of Plans.** Construction of the Development will occur in compliance and conformity with the following plans, which have been approved by the Village and are attached hereto as Exhibit B. Developer shall also comply with Section 38-209 of the Village’s subdivision ordinance regarding the preparation and submission of as-built plans.
 - b. **Sanitary Sewer Improvements.** In addition to adhering to the plans attached to this Agreement as Exhibit B, Developer shall comply with the design standards set forth in the Village’s Subdivision and Utility ordinances (Chapter 38, Article III and Chapter 44, respectively). Compliance includes, without limitation:
 - (1) Connecting the Development to the Village’s public sanitary sewer system.

- (2) Constructing all sanitary sewer mains, service laterals, and related appurtenances necessary to provide sanitary sewer service to the Development.
- (3) Constructing sanitary sewer mains in accordance with the size, type, installation, and other requirements established by the Village's approved plans, standard specifications, and applicable ordinances, including a minimum main size of eight (8) inches unless otherwise approved by the Village.
- (4) Using gravel or granular backfill for all utility trenches located within existing or proposed public street rights-of-way, including trenches beneath existing or proposed sidewalks.
- (5) Bearing the cost of all sanitary sewer improvements required to serve the Development, except that if the Village requires installation of sanitary sewer mains larger than ten (10) inches in diameter solely to accommodate future service to properties outside the Development, the Village shall be responsible only for the incremental pipe material cost attributable to the upsizing.

In the case of a conflict between the terms of the above-mentioned ordinances and the terms of this Agreement or the exhibits attached hereto, the one imposing the greater obligation on Developer shall control.

- c. Water System Improvements. In addition to adhering to the plans attached to this Agreement as Exhibit B, Developer shall comply with the design standards set forth in the Village's Subdivision and Utility ordinances (Chapter 38, Article III and Chapter 44, respectively). Compliance includes, without limitation:

- (1) Connecting the Development to the Village's public water system.
- (2) Constructing all water mains, service laterals, valves, hydrants, and related appurtenances necessary to provide water service and fire protection for the Development.
- (3) Constructing water mains in accordance with the size, type, installation, and other requirements established by the Village's approved plans, standard specifications, and applicable ordinances, including a minimum main size of eight (8) inches unless a larger main is required by the Village.
- (4) Constructing any water main looping or interconnections required by the Village to provide adequate water service and fire protection.

(5) Using gravel or granular backfill for all utility trenches located within existing or proposed public street rights-of-way, including trenches beneath existing or proposed sidewalks.

(6) Bearing the cost of all water system improvements required to serve the Development, except that if the Village requires installation of water mains larger than twelve (12) inches in diameter solely to accommodate future service to properties outside the Development, the Village shall be responsible only for the incremental pipe and valve material cost attributable to the upsizing.

In the case of a conflict between the terms of the above-mentioned ordinances and the terms of this Agreement or the exhibits attached hereto, the one imposing the greater obligation on Developer shall control.

- d. Driveways. Developer shall be responsible for ensuring that all driveways serving the Development are graveled prior to the commencement of building construction, in keeping with the intent of the erosion control provisions of the Village's subdivision ordinance.
- e. Street Trees. Developer shall provide for the planting of two-inch caliper street trees (measured four feet from the surface of the ground when planted) on the Property. The number of trees shall be calculated at a rate of one tree per sixty (60) lineal feet of lot frontage. The planted trees shall be guaranteed by Developer for a period of one year from installation.
- f. Contractors Engaged by Developer. Developer agrees to engage fully qualified and experienced contractors for all construction included in this Agreement. The contractors shall perform their work to the standards of the Village and shall comply with the requirements of the Village's ordinances and standards in performing their work. Developer shall furnish the Village with the names of all contractors and their subcontractors; with classification of the work they will perform prior to beginning any work.
- g. Village Approval and Starting Dates. No land disturbance or work may begin without the Village's approval of the starting date and schedule, which shall be submitted by Developer to the Village a minimum of seven calendar days before work or land disturbance is scheduled to begin. A starting date will not be approved until final plans and specifications for the land disturbance and work have been approved by the Village.
- h. Responsibility for Costs. Developer agrees that the Village shall not be responsible for any costs or charges related to the Development except any

specifically enumerated and agreed to in writing by the Village and the Developer.

i. Acceptance of Improvements.

(1) The Village may have an inspector on site during the construction of the improvements. If acceptable, the Village will certify the improvements as being in compliance with the standards and specifications of the Village. Before obtaining final acceptance of any improvement, the Developer shall present to the Village valid lien waivers from all persons providing materials or performing work on the improvements.

(2) No improvements will be accepted by the Village until they have been inspected and approved by the Village and, further, not until all outstanding Village incurred costs, including engineering, inspection, and legal charges indicated herein, have been paid in full and affidavits and lien waivers are received by the Village indicating that Developer's contractors and their suppliers have been paid in full for all work and materials furnished under this Agreement.

j. Letter of Credit. Developer agrees to provide the Village, on or before the effective date of this Agreement, with security in the form of an irrevocable letter of credit or cash deposit, as deemed acceptable by the Village and its legal counsel, in the minimum amount of \$ [REDACTED] to secure completion of the improvements within the Development. In addition, such security shall remain in full force and effect until acceptance of the improvements by the Village. The security on any letter of credit shall be payable to the Village at any time upon presentation of (i) a sight draft drawn on the issuing bank in the amount to which the Village is entitled to draw pursuant to the terms of this Agreement, (ii) an affidavit executed by the Village President stating that Developer is in default under this Agreement; and (iii) the original of the letter of credit.

k. Guaranty. Developer agrees to guarantee and warrant all work on the sewer and water improvements and any other public infrastructure performed under this Agreement against defects in workmanship or material for a period of twelve months from the date of acceptance by the Village. If any defect should appear during the guaranty period, Developer agrees to make required replacement or acceptable repairs of the defective work at Developer's expense. This expense includes total and complete restoration of any components of the improvements to the standards provided in the plans and specifications. All guarantees or warranties for materials or workmanship from contractors or subcontractors to Developer which extend the twelve-month guaranty period shall be assigned by Developer to the Village.

- l. Maintenance of Improvements. Developer shall provide for the maintenance and repair of all improvements until such time that the improvements, as applicable, are dedicated to the Village (and then, subject to the warranties contained herein).
- m. Time for Completion. Completion of the improvements described in Exhibit B shall occur in accordance with the project schedule attached as Exhibit C. Time is of the essence regarding all dates set forth in the project schedule.
- n. Indemnification and Insurance. Developer will indemnify, defend, and hold the Village harmless from and against all claims, costs, and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of, the performance of work described in this Agreement except to the extent caused by the willful or negligent acts or omissions of the Village or its officers, employees, agents, or contractors. Developer is not an agent or employee of the Village. Developer shall require its contractors engaged in the construction of the Development to maintain a current Certificate of Insurance on file with the Village in amounts approved by the Village and naming the Village as additional insured. Developer shall also require that its contractors and their subcontractors indemnify, defend, and hold the Village harmless in the manner set forth in this Agreement.

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by the Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

- o. Specifications for Improvements.
 - (1) Developer shall abide by all applicable Village ordinances and conditions in effect at the time of approval and in place for the Development by the Village Board, Plan Commission, or the Village's engineers when fulfilling its obligations under this Agreement, including zoning, subdivision, and utility-related ordinances. The requirements, standards, and specifications set forth in this Agreement are not intended

to serve as a complete list of all requirements applicable to the Development.

- (2) Where standards and/or specifications have not been established by the Village, all work shall be done in accordance with generally established engineering practices, as designated and approved by the Village.

- p. **Inspections.** The Village may inspect the improvements constructed pursuant to this Agreement at intermittent times as they are constructed and completed and, if acceptable to the Village, certify them as being in compliance with the standards and specifications of the Village. If inspection reveals that any improvements do not conform to Village standards or are otherwise defective, the Village will provide timely notice to Developer. Developer shall have 30 days from issuance of such notice to correct or substantially correct the defect. The Village shall not declare a default under this Agreement during the 30-day correction period on account of any such defect unless it is clear that Developer does not intend to correct the defect or unless the Village determines that immediate action is required in order to remedy a situation that poses an immediate health or safety threat.

3. **Condition of Rezoning.** The parties acknowledge and agree that the rezoning of the Property from Planned Unit Development (“PUD”) to R-6 Mixed Residential District is conditioned upon Developer’s execution of and continued performance under this Agreement. The rights and benefits associated with the rezoning are subject to Developer’s continued compliance with the terms and conditions of this Agreement.

4. **Street Cleanup and Repair.**

- a. **Cleanup.** Developer shall ensure that all Village streets affected by construction of the Development are kept free of rubbish, excess earth, rocks, debris, refuse, and unused materials resulting from construction activities. Developer shall, at its sole expense, promptly clean and remove such materials from the Development site and any public streets or thoroughfares as directed by the Village. If Developer fails to complete required cleanup within the time specified by the Village, the Village may perform or contract for such work, and the cost thereof shall be charged to Developer and may be drawn from the letter of credit provided by Developer pursuant to this Agreement.
- b. Developer is liable to the Village for any damage to any Village street caused by construction of the Development. Developer hereby consents pursuant to Wis. Stat. § 66.0703(7)(b) to the Village levying special assessments or special charges if the Village is required to repair or replace all or any portion of a Village street.

5. **Developer to Reimburse Village for Costs Sustained.** Developer shall reimburse the Village for its actual cost of design reviews, inspections, testing, and associated engineering, legal, and other fees relating to the review, approval, and construction of the improvements. Developer shall also be responsible for paying all fees applicable to the Development in accordance with the Village's ordinances, resolutions, and fee schedules.
6. **Impact Fees.** The Developer acknowledges that the Development is subject to impact fees imposed by the Village pursuant to Sections 2-307 through 2-318 of the Village's Code. Such impact fees are for the purpose of paying the proportional costs of providing public facilities that become necessary due to land development. Impact fees may be imposed for sewer, water, park, police, and fire facilities. All required impact fees, unless expressly excepted in Section 2-312(b), shall be paid to the Village by the Developer prior to the issuance of a building or plumbing permit, or both, whichever permits are applicable.
7. **Waiver of Special Assessment Notice/Hearing.** In accordance with Wis. Stat. § 66.0703(7)(b), Developer and all relevant property owners waive all special assessment notices and hearings pursuant to the provisions of Wis. Stat. § 66.0703.
8. **Covenants.** If applicable, a copy of any covenants for the Development are attached hereto as Exhibit D. These covenants may not be amended without the prior written approval of the Village Board.
9. **Supplemental General Conditions.**
 - a. **No Vested Rights Granted.** Except as provided by law, or as expressly provided by this Agreement, no other vested rights in connection with the Development shall inure to the Developer. In addition, the Village does not warrant by this Agreement that the Developer is entitled to approvals of any other nature other than as specified in this Agreement.
 - b. **No Waiver.** No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Village and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Village's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement. No Village approval pursuant to this Agreement eliminates the need for other local, state, or federal authorizations relevant to the Development.

- c. Amendment. This Agreement may be amended or modified only by written agreement, signed by both parties.
- d. Default. The Village reserves to itself all remedies available at law or equity as necessary to cure any default by Developer. Without limiting the foregoing, in the event of a default by Developer, the Village may enter upon the Property and complete, or cause to be completed, any required improvements or other obligations required under this Agreement, and the costs and expenses incurred by the Village in doing so may be recovered through a draw on the letter of credit provided by Developer. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others.
- e. Entire Agreement. This Agreement, and any written amendments and referenced attachments, hereto, shall constitute the entire agreement between the Village and Developer pertaining to the Development.
- f. Binding Effect. This Agreement is binding upon the parties hereto, as well as their respective heirs, successors and assigns.
- g. Enforcement Attorneys' Fees. If the Village resorts to litigation, arbitration, or mediation to enforce the terms of this Agreement and substantially prevails on any claim in the litigation, arbitration, or mediation, the Developer shall pay all Village costs, including reasonable attorneys' fees and expert witness fees.
- h. No Assignment. The benefits of this Agreement to the Developer are personal and shall not be assigned without the express, prior written approval of the Village. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the above, the burdens of this Agreement are personal obligations of the Developer and shall also be binding on the heirs, successors and assigns of the Developer.
- i. Insurance. The Developer shall provide the Village with a certificate of insurance and active insurance naming the Village as an additional insured for the issuance of permits, ongoing operations, and completed operations with minimum commercial general liability coverage of \$2 million per occurrence and \$5 million general aggregate. Such insurance must be maintained for a period of not less than twelve months after the acceptance of the project and completion of all work described in this agreement. Insurance must be provided by an insurance company authorized to do business in the State of Wisconsin and must have an AM Best rating at the time of inception of the policy of A- or better. Developer must also require their contractors and subcontractors to provide insurance no less than above, including additional insured provisions protecting the Village for ongoing and completed operations.

- j. Sovereign Immunity. Nothing contained in this Agreement constitutes a waiver of the Village's sovereign immunity under Wisconsin law.
- k. Disclaimer of Personal Liability of Public Officials. Under no circumstances shall any Village official, officer, employee or agent (together "Village") have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability. Furthermore, the Village shall have no obligation or liability for any obligations or responsibility to any lending institution, contractor or subcontractor, or any other party retained by the Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. Developer expressly agrees that no representations, statements, assurances or guarantees contrary to this provision will be made by Developer to any third party or by any third party.
- l. Developer Representations and Warranties. Developer represents and warrants to the Village that (a) Developer is an individual with the full legal capacity and authority to execute and deliver this Agreement and to perform the obligations contemplated by this Agreement, and (b) all documents required to be executed and delivered by the Developer have been duly and validly executed and delivered and will be enforceable against the Developer in accordance with their terms, except as limited by bankruptcy, insolvency or other similar laws of general application affecting the enforcement of creditors' rights.
- m. Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegal or unenforceable part, term or provision shall not affect the validity of any other part, term or provision and the rights of the parties will be construed as if the part, term or provision was never included in this Agreement.
- n. Recording. The parties agree that this Agreement shall be recorded with the Washington County Register of Deeds. The Developer shall reimburse the Village for the cost of recording this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below.

Dated this _____ day of _____, 2026.

VILLAGE OF JACKSON

By: _____
Brian Heckendorf, Village President

Attest: _____

Dated this _____ day of _____, 2026.

DEVELOPER

By: _____
Richard Knabe

By: _____
Kathleen Trowbridge